Gateway Walk Oxnard

Ventura County APCD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments High Rise	240.00	Dwelling Unit	3.87	240,000.00	734

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.6	**Precipitation Freq (Days)**	31
Climate Zone	8			**Operational Year**	2017
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Table Name	Column Name	Default Value	New Value
tblProjectCharacteristics	OperationalYear	2014	2017

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.5062	4.0384														525.3102
2018	1.2420	0.1876														26.7717
Total	**1.7482**	**4.2261**														**552.0818**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.5062	4.0384														525.3098
2018	1.2420	0.1876														26.7716
Total	**1.7482**	**4.2260**														**552.0814**

	ROG	**NOx**	**CO**	**SO2**	**Fugitive PM10**	**Exhaust PM10**	**PM10 Total**	**Fugitive PM2.5**	**Exhaust PM2.5**	**PM2.5 Total**	**Bio- CO2**	**NBio-CO2**	**Total CO2**	**CH4**	**N20**	**CO2e**
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.1154	0.0210														2.9723
Energy	0.0112	0.0953														350.8530
Mobile	0.9199	2.3804														1,733.3670
Waste																50.2227
Water																109.3495
Total	**2.0464**	**2.4966**														**2,246.7644**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.1154	0.0210														2.9723
Energy	0.0112	0.0953														350.8530
Mobile	0.9199	2.3804														1,733.3670
Waste																50.2227
Water																109.3415
Total	**2.0464**	**2.4966**														**2,246.7565**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2017	1/27/2017	5	20	
2	Site Preparation	Site Preparation	1/28/2017	2/3/2017	5	5	
3	Grading	Grading	2/4/2017	2/15/2017	5	8	
4	Building Construction	Building Construction	2/16/2017	1/3/2018	5	230	
5	Paving	Paving	1/4/2018	1/29/2018	5	18	
6	Architectural Coating	Architectural Coating	1/30/2018	2/22/2018	5	18	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 4

Acres of Paving: 0

Residential Indoor: 486,000; Residential Outdoor: 162,000; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	162	0.38
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Grading	Excavators	1	8.00	162	0.38
Paving	Pavers	1	8.00	125	0.42
Paving	Rollers	2	6.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Paving	Paving Equipment	2	6.00	130	0.36
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	173.00	26.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	35.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0405	0.4270														36.8292
Total	**0.0405**	**0.4270**														**36.8292**

3.2 Demolition - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000														0.0000
Vendor	0.0000	0.0000														0.0000
Worker	4.8000e-004	5.7000e-004														1.0279
Total	**4.8000e-004**	**5.7000e-004**														**1.0279**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0405	0.4270														36.8291
Total	**0.0405**	**0.4270**														**36.8291**

3.2 Demolition - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000														0.0000
Vendor	0.0000	0.0000														0.0000
Worker	4.8000e-004	5.7000e-004														1.0279
Total	**4.8000e-004**	**5.7000e-004**														**1.0279**

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust																0.0000
Off-Road	0.0121	0.1294														9.1373
Total	**0.0121**	**0.1294**														**9.1373**

3.3 Site Preparation - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000														0.0000
Vendor	0.0000	0.0000														0.0000
Worker	1.4000e-004	1.7000e-004														0.3084
Total	**1.4000e-004**	**1.7000e-004**														**0.3084**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust																0.0000
Off-Road	0.0121	0.1294														9.1373
Total	**0.0121**	**0.1294**														**9.1373**

3.3 Site Preparation - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000														0.0000
Vendor	0.0000	0.0000														0.0000
Worker	1.4000e-004	1.7000e-004														0.3084
Total	**1.4000e-004**	**1.7000e-004**														**0.3084**

3.4 Grading - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust																0.0000
Off-Road	0.0138	0.1439														11.1157
Total	**0.0138**	**0.1439**														**11.1157**

3.4 Grading - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000														0.0000
Vendor	0.0000	0.0000														0.0000
Worker	1.9000e-004	2.3000e-004														0.4111
Total	**1.9000e-004**	**2.3000e-004**														**0.4111**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust																0.0000
Off-Road	0.0138	0.1439														11.1157
Total	**0.0138**	**0.1439**														**11.1157**

3.4 Grading - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000														0.0000
Vendor	0.0000	0.0000														0.0000
Worker	1.9000e-004	2.3000e-004														0.4111
Total	**1.9000e-004**	**2.3000e-004**														**0.4111**

3.5 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.3521	2.9970														273.2136
Total	**0.3521**	**2.9970**														**273.2136**

3.5 Building Construction - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000														0.0000
Vendor	0.0245	0.2652														58.7178
Worker	0.0625	0.0749														134.5493
Total	**0.0869**	**0.3401**														**193.2670**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.3521	2.9970														273.2133
Total	**0.3521**	**2.9970**														**273.2133**

3.5 Building Construction - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000														0.0000
Vendor	0.0245	0.2652														58.7178
Worker	0.0625	0.0749														134.5493
Total	**0.0869**	**0.3401**														**193.2670**

3.5 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.0000e-003	0.0349														3.5698
Total	**4.0000e-003**	**0.0349**														**3.5698**

3.5 Building Construction - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000														0.0000
Vendor	3.0000e-004	3.1800e-003														0.7633
Worker	7.5000e-004	9.0000e-004														1.7115
Total	**1.0500e-003**	**4.0800e-003**														**2.4748**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.0000e-003	0.0349														3.5698
Total	**4.0000e-003**	**0.0349**														**3.5698**

3.5 Building Construction - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000														0.0000
Vendor	3.0000e-004	3.1800e-003														0.7633
Worker	7.5000e-004	9.0000e-004														1.7115
Total	**1.0500e-003**	**4.0800e-003**														**2.4748**

3.6 Paving - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0127	0.1289														15.1599
Paving	0.0000															0.0000
Total	**0.0127**	**0.1289**														**15.1599**

3.6 Paving - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000														0.0000
Vendor	0.0000	0.0000														0.0000
Worker	5.2000e-004	6.2000e-004														1.1872
Total	**5.2000e-004**	**6.2000e-004**														**1.1872**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0127	0.1289														15.1599
Paving	0.0000															0.0000
Total	**0.0127**	**0.1289**														**15.1599**

3.6 Paving - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000														0.0000
Vendor	0.0000	0.0000														0.0000
Worker	5.2000e-004	6.2000e-004														1.1872
Total	**5.2000e-004**	**6.2000e-004**														**1.1872**

3.7 Architectural Coating - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.2202															0.0000
Off-Road	2.6900e-003	0.0181														2.3025
Total	**1.2229**	**0.0181**														**2.3025**

3.7 Architectural Coating - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000														0.0000
Vendor	0.0000	0.0000														0.0000
Worker	9.1000e-004	1.0900e-003														2.0775
Total	**9.1000e-004**	**1.0900e-003**														**2.0775**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.2202															0.0000
Off-Road	2.6900e-003	0.0181														2.3025
Total	**1.2229**	**0.0181**														**2.3025**

3.7 Architectural Coating - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000														0.0000
Vendor	0.0000	0.0000														0.0000
Worker	9.1000e-004	1.0900e-003														2.0775
Total	**9.1000e-004**	**1.0900e-003**														**2.0775**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.9199	2.3804														1,733.3670
Unmitigated	0.9199	2.3804														1,733.3670

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments High Rise	1,581.60	1,718.40	1456.80	4,374,812	4,374,812
Total	1,581.60	1,718.40	1,456.80	4,374,812	4,374,812

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments High Rise	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.474465	0.063133	0.180505	0.158349	0.070139	0.010387	0.013452	0.017129	0.000779	0.000670	0.005599	0.000320	0.005072

4.4 Fleet Mix

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated																239.8620
Electricity Unmitigated																239.8620
NaturalGas Mitigated	0.0112	0.0953														110.9910
NaturalGas Unmitigated	0.0112	0.0953														110.9910

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments High Rise	2.06731e+006	0.0112	0.0953														110.9910
Total		**0.0112**	**0.0953**														**110.9910**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments High Rise	2.06731e+006	0.0112	0.0953														110.9910
Total		**0.0112**	**0.0953**														**110.9910**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments High Rise	834922				239.8620
Total					**239.8620**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments High Rise	834922				239.8620
Total					**239.8620**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.1154	0.0210														2.9723
Unmitigated	1.1154	0.0210														2.9723

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1220															0.0000
Consumer Products	0.9373															0.0000
Hearth	0.0000	0.0000														0.0000
Landscaping	0.0560	0.0210														2.9723
Total	**1.1154**	**0.0210**														**2.9723**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1220															0.0000
Consumer Products	0.9373															0.0000
Hearth	0.0000	0.0000														0.0000
Landscaping	0.0560	0.0210														2.9723
Total	**1.1154**	**0.0210**														**2.9723**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated				109.3415
Unmitigated				109.3495

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments High Rise	15.637 / 9.85809				109.3495
Total					**109.3495**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments High Rise	15.637 / 9.85809				109.3415
Total					**109.3415**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated				50.2227
Unmitigated				50.2227

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments High Rise	110.4				50.2227
Total					**50.2227**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments High Rise	110.4				50.2227
Total					**50.2227**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Vegetation

Gateway Walk Oxnard

Ventura County APCD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments High Rise	240.00	Dwelling Unit	3.87	240,000.00	734

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.6	**Precipitation Freq (Days)**	31
Climate Zone	8			**Operational Year**	2017
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Table Name	Column Name	Default Value	New Value
tblProjectCharacteristics	OperationalYear	2014	2017

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	4.8961	51.8140														4,598.1666
2018	135.9752	25.8369														4,496.8525
Total	**140.8713**	**77.6509**														**9,095.0191**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	4.8961	51.8140														4,598.1666
2018	135.9752	25.8369														4,496.8525
Total	**140.8713**	**77.6509**														**9,095.0191**

	ROG	**NOx**	**CO**	**SO2**	**Fugitive PM10**	**Exhaust PM10**	**PM10 Total**	**Fugitive PM2.5**	**Exhaust PM2.5**	**PM2.5 Total**	**Bio- CO2**	**NBio-CO2**	**Total CO2**	**CH4**	**N20**	**CO2e**
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	6.4273	0.2331														36.4040
Energy	0.0611	0.5220														670.3927
Mobile	5.4595	13.2482														11,778.0077
Total	**11.9479**	**14.0033**														**12,484.8044**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	6.4273	0.2331														36.4040
Energy	0.0611	0.5220														670.3927
Mobile	5.4595	13.2482														11,778.0077
Total	**11.9479**	**14.0033**														**12,484.8044**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2017	1/27/2017	5	20	
2	Site Preparation	Site Preparation	1/28/2017	2/3/2017	5	5	
3	Grading	Grading	2/4/2017	2/15/2017	5	8	
4	Building Construction	Building Construction	2/16/2017	1/3/2018	5	230	
5	Paving	Paving	1/4/2018	1/29/2018	5	18	
6	Architectural Coating	Architectural Coating	1/30/2018	2/22/2018	5	18	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 4

Acres of Paving: 0

Residential Indoor: 486,000; Residential Outdoor: 162,000; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	162	0.38
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Grading	Excavators	1	8.00	162	0.38
Paving	Pavers	1	8.00	125	0.42
Paving	Rollers	2	6.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Paving	Paving Equipment	2	6.00	130	0.36
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	173.00	26.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	35.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.0482	42.6971														4,059.7211
Total	**4.0482**	**42.6971**														**4,059.7211**

3.2 Demolition - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000														0.0000
Vendor	0.0000	0.0000														0.0000
Worker	0.0483	0.0505														118.0627
Total	**0.0483**	**0.0505**														**118.0627**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.0482	42.6971														4,059.7211
Total	**4.0482**	**42.6971**														**4,059.7211**

3.2 Demolition - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000														0.0000
Vendor	0.0000	0.0000														0.0000
Worker	0.0483	0.0505														118.0627
Total	**0.0483**	**0.0505**														**118.0627**

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust																0.0000
Off-Road	4.8382	51.7535														4,028.8432
Total	**4.8382**	**51.7535**														**4,028.8432**

3.3 Site Preparation - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000														0.0000
Vendor	0.0000	0.0000														0.0000
Worker	0.0579	0.0606														141.6752
Total	**0.0579**	**0.0606**														**141.6752**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust																0.0000
Off-Road	4.8382	51.7535														4,028.8432
Total	**4.8382**	**51.7535**														**4,028.8432**

3.3 Site Preparation - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000														0.0000
Vendor	0.0000	0.0000														0.0000
Worker	0.0579	0.0606														141.6752
Total	**0.0579**	**0.0606**														**141.6752**

3.4 Grading - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust																0.0000
Off-Road	3.4555	35.9825														3,063.2507
Total	**3.4555**	**35.9825**														**3,063.2507**

3.4 Grading - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000														0.0000
Vendor	0.0000	0.0000														0.0000
Worker	0.0483	0.0505														118.0627
Total	**0.0483**	**0.0505**														**118.0627**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust																0.0000
Off-Road	3.4555	35.9825														3,063.2507
Total	**3.4555**	**35.9825**														**3,063.2507**

3.4 Grading - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000														0.0000
Vendor	0.0000	0.0000														0.0000
Worker	0.0483	0.0505														118.0627
Total	**0.0483**	**0.0505**														**118.0627**

3.5 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.1024	26.4057														2,653.4490
Total	**3.1024**	**26.4057**														**2,653.4490**

3.5 Building Construction - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000														0.0000
Vendor	0.1977	2.2536														572.2304
Worker	0.5565	0.5821														1,361.6561
Total	**0.7541**	**2.8357**														**1,933.8865**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.1024	26.4057														2,653.4490
Total	**3.1024**	**26.4057**														**2,653.4490**

3.5 Building Construction - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000														0.0000
Vendor	0.1977	2.2536														572.2304
Worker	0.5565	0.5821														1,361.6561
Total	**0.7541**	**2.8357**														**1,933.8865**

3.5 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.6687	23.2608														2,623.3517
Total	**2.6687**	**23.2608**														**2,623.3517**

3.5 Building Construction - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000														0.0000
Vendor	0.1856	2.0483														562.8692
Worker	0.5080	0.5278														1,310.6316
Total	**0.6936**	**2.5761**														**1,873.5008**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.6687	23.2608														2,623.3517
Total	**2.6687**	**23.2608**														**2,623.3517**

3.5 Building Construction - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000														0.0000
Vendor	0.1856	2.0483														562.8692
Worker	0.5080	0.5278														1,310.6316
Total	**0.6936**	**2.5761**														**1,873.5008**

3.6 Paving - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4060	14.3192														1,856.7667
Paving	0.0000															0.0000
Total	**1.4060**	**14.3192**														**1,856.7667**

3.6 Paving - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000														0.0000
Vendor	0.0000	0.0000														0.0000
Worker	0.0587	0.0610														151.5181
Total	**0.0587**	**0.0610**														**151.5181**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4060	14.3192														1,856.7667
Paving	0.0000															0.0000
Total	**1.4060**	**14.3192**														**1,856.7667**

3.6 Paving - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000														0.0000
Vendor	0.0000	0.0000														0.0000
Worker	0.0587	0.0610														151.5181
Total	**0.0587**	**0.0610**														**151.5181**

3.7 Architectural Coating - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	135.5738															0.0000
Off-Road	0.2986	2.0058														282.0102
Total	**135.8724**	**2.0058**														**282.0102**

3.7 Architectural Coating - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000														0.0000
Vendor	0.0000	0.0000														0.0000
Worker	0.1028	0.1068														265.1567
Total	**0.1028**	**0.1068**														**265.1567**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	135.5738															0.0000
Off-Road	0.2986	2.0058														282.0102
Total	**135.8724**	**2.0058**														**282.0102**

3.7 Architectural Coating - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000														0.0000
Vendor	0.0000	0.0000														0.0000
Worker	0.1028	0.1068														265.1567
Total	**0.1028**	**0.1068**														**265.1567**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	5.4595	13.2482														11,778.0077
Unmitigated	5.4595	13.2482														11,778.0077

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments High Rise	1,581.60	1,718.40	1456.80	4,374,812	4,374,812
Total	1,581.60	1,718.40	1,456.80	4,374,812	4,374,812

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments High Rise	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.474465	0.063133	0.180505	0.158349	0.070139	0.010387	0.013452	0.017129	0.000779	0.000670	0.005599	0.000320	0.005072

4.4 Fleet Mix

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0611	0.5220														670.3927
NaturalGas Unmitigated	0.0611	0.5220														670.3927

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments High Rise	5663.87	0.0611	0.5220														670.3927
Total		**0.0611**	**0.5220**														**670.3927**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments High Rise	5.66387	0.0611	0.5220														670.3927
Total		**0.0611**	**0.5220**														**670.3927**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	6.4273	0.2331														36.4040
Unmitigated	6.4273	0.2331														36.4040

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.6686															0.0000
Consumer Products	5.1360															0.0000
Hearth	0.0000	0.0000														0.0000
Landscaping	0.6227	0.2331														36.4040
Total	**6.4273**	**0.2331**														**36.4040**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.6686															0.0000
Consumer Products	5.1360															0.0000
Hearth	0.0000	0.0000														0.0000
Landscaping	0.6227	0.2331														36.4040
Total	**6.4273**	**0.2331**														**36.4040**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Vegetation

Bill Spiewak
CONSULTING ARBORIST
Registered Consulting Arborist #381 • American Society of Consulting Arborists

TREE ASSESSMENT, APPRAISAL, & PROTECTION PLAN
For Multi Family Housing - Wooly Rd., Oxnard

January 25, 2016

Prepared for:
Jan R. Hochhauser A.I.A.
Hochhauser Blatter Architecture and Planning
122 East Arrellaga Street / Santa Barbara, California 93101
(805) 962 2746 ext.102 / jan@hbarchitects.com

Prepared by:
Bill Spiewak
Registered Consulting Arborist #381 — Board Certified Master Arborist #310B
American Society of Consulting Arborists — International Society of Arboriculture

3517 San Jose Lane, Santa Barbara, CA 93105
(805) 331-4075 / bill@sbarborist.com

SUMMARY

I was retained to assess the trees at the subject property. The developer is proposing to construct a multi-family housing project on the site of an old abandoned drive in movie theater.

I inventoried forty-six trees of ten different species. Most of the trees were in poor condition due to drought, lack of care, previous poor pruning, and infestation/infection by pests and disease. I recommended that nine of the eleven Mexican Fan Palms be relocated and one Aleppo Pine be protected. All other trees should be removed except for the Canary Island Palm outside of the property line.

I valued the trees proposed for removal using the Ninth Addition of the *Guide For Plant Appraisal* authored by the Council of Tree and Landscape Appraisers. Using the Trunk Formula Method, I determined the value of trees to be removed at $17,900 I have also included Tree Protection Measures in this document to be applied to the relocated palms and the one Aleppo pine. The Landscape Architect will design a plan that replaces trees as per minimum City guidelines. In addition any difference in funds between required replacements and the total value of the removed trees, should be applied to planting more trees or larger trees.

The table of contents on the next page illustrates the organization of this report. Also see the Excel spread sheet for details and the corresponding site plan for tree locations.

TABLE OF CONTENTS

BACKGROUND 3

ASSIGNMENT 3

USE OF REPORT *3*

OBSERVATIONS 3

DISCUSSION 4

SCOPE OF ASSESSMENT *4*

TREE HEALTH AND STRUCTURE *4*

METHODOLOGIES OF APPRAISAL *5*

Variables Affecting the Trunk Formula Method of Appraisal 5

Two Basic Steps Used in Calculating a Trunk Formula Appraisal 7

Appraisal Column Headings 8

ARBORIST DISCLOSURE STATEMENT AND CERTIFICATION OF PERFORMANCE 10

REFERENCES 11

PHOTOS 12

BACKGROUND

The property in Oxnard between Wooley Road and Oxnard Boulevard was formerly a drive-in movie theater. It has been vacant and abandoned for quite some time. The developer is proposing to build a multi family housing project. There are many trees around the perimeter of the property that will be affected by the project. I was retained by the architect to inventory, assess, and appraise the trees, and prepare a report with my findings and recommendations. I was on the site to perform my field work in October 2015 and January 2016.

ASSIGNMENT

I have been assigned to assess the trees on the site according to the following:

1. Inventory the trees on the site and locate them on the survey;
2. Prepare a site plan with the trees and their numbers, and a corresponding spreadsheet with all relative information;
3. Identify their botanical and common names;
4. Rate the health of each tree as good, fair, or poor;
5. Indicate problems with the trees and include recommendations;
6. Prepare a value of each tree to be removed based on the International Society of Arboriculture's Ninth Addition of the *Guide For Plant Appraisal* authored by the Council of Tree and Landscape Appraisers,
7. Prepare the report that includes all of the above.

USE OF REPORT

It is my intention that this report:

- Comply with the City of Oxnard conditions of approval and municipal codes;
- Offer an objective appraised value of the trees to be removed;
- Provide tree protection measures based on the construction information available.

OBSERVATIONS

1. The site is an abandoned drive-in movie theater.
2. There are 46 trees around the edges of the property with several on the interior where the movie screen used to be.
3. There are 17 Monterey cypress, 11 Mexican fan palms, 1 Canary Island date palm, 5 red gum eucalyptus, 4 Brazilian peppers, 3 myoporum, 2 junipers, 1 Aleppo pine, 1 silk oak (not a native tree), and 1 pittosporum.
4. Most of the trees are in poor condition, from drought, poor pruning, infestation by pests, and/or infection by disease.
5. Nine of eleven palms, and one Aleppo pine are in good condition.
6. Due to the poor condition of most trees, and required excavation and grading, all trees will be removed with the exception of one Canary Island Palm which is outside of the property line, one Aleppo Pine, and nine Mexican Fan Palms. The fan palms will be relocated on site.
7. A landscape plan will illustrate the installation of many new trees.

DISCUSSION

SCOPE OF ASSESSMENT

My assignment requires an inventory and appraisal of the value of each tree. In order to perform this task, an assessment of each tree's condition and an assessment of the site is necessary. I have included an Excel spreadsheet attached with this report that has thirty eight column headings of information that represent tree numbers, names, trunk diameters, approximate height, health ratings, all pertinent appraisal data, and project designation (removal or retention). The eleven headings are shown below and explained except without the appraisal related information, which is explained later in the report.

Tree #	Common Name	Botanical Name	Remove	Relocate	Protect	Average Condition	DBH	DBH Equiv	Approx. Height	Comment

Tree # corresponds with the number on the site plan,
Common name is what is often referred to to describe the tree,
Botanical name is the *genus* and *species* although some species were not known.
Remove indicates trees to be removed.
Relocate are the Mexican Fan Palms to be relocated (9 out of 11-one is dead).
Protect are trees that will remain (one Aleppo pine) and trees to be relocated.
Average condition is the average condition of health and structure, and is rated as good, fair, or poor.
DBH is diameter at breast height measured at 54" above ground. Multiple trunks on an individual tree are measured separately. Sometimes a tree's diameter is measured slightly above or below 54" due to a limb growing at that height that misrepresents DBH.
DBH Equivalent is an adjustment of DBH (provided by the appraisal manual) that reflects a more accurate representation of large trunk diameters when used in appraisal.
Approximate height was estimated, but for palms its an estimation of brown trunk (height from ground to location where live fronds originate on trunk)
Comment lists a noteworthy observation.

TREE HEALTH AND STRUCTURE

There are several health and structural problems that I observed.
Most trees within the interior of the property are drought stressed. Although many have survived, some show evidence of disease infection or lack of vigor. Most of the Monterey Cypress are infected with cypress canker, a common pathogen that slowly kills this species. Trees away from the coast are commonly impacted.

Many trees have a structurally defect called co-dominant limbs with included bark. Co-dominant stems are two or more trunks, leaders, limbs or branches that grow adjacent to each other, at similar rates, and are similar in size. As these stems continue to grow each year, they also enlarge in diameter. Eventually, the space between them closes and the bark becomes included or embedded. This results in a weak attachment between the stems. This structural occurrence is a common defect in trees and the

cause for the majority of splitting that occurs as co-dominant stems with included bark get large and heavy. The defect can often be mitigated with removal of one of the co-dominant stems, weight reduction pruning and/or cabling. Despite this being a common problem, not every co-dominant stem with included bark will fail. Some trees on this site have wounds from splitting due to co-dominant stems with included bark.

METHODOLOGIES OF APPRAISAL

My valuation is based on guidelines and formulas in the Ninth Addition of the *Guide For Plant Appraisal* authored by the Council of Tree and Landscape Appraisers, published by the International Society of Arboriculture, 2000.

Different approaches set forth in the guide are commonly used by consulting arborists and other qualified horticultural professionals for the valuation of plants.

1. A simple replacement cost approach determines a value based on the replacement cost of damaged trees and shrubs with plants of similar species and size. This approach is used for small plants and sometimes small trees.
2. The cost of cure approach is used to determine the dollars required to return a property to a previous condition. This approach is often used when a single tree or multiple trees are damaged or removed and functional benefits must be restored over a period of time. The cost of cure includes removal of existing trees or stumps (if necessary), replacement trees (including delivery, and installation), management costs and compounded interest for the pre-determined number of years to parity. This approach is not used for this project.
3. The trunk formula method is often used to determine the value of large and mature trees in situations where it can't be replaced due to size, location, significant landscape value or may even be a tree with sentimental value. With this approach, the tree species, condition, location and size are assessed. These variables are inserted into a formula and a value is calculated. This was the approach used for this project.

Variables Affecting the Trunk Formula Method of Appraisal

Tree values are based on species, size and growth rate, condition and location. The appraisal process compares the tree under evaluation to the ideal specimen tree of the same species. The process also considers the site, the tree's location and contribution to the site, and compares these variables to the ideal location.

1. Size

Size is defined as the difference in areas between the cross section of the appraised tree trunk at 54" above ground and the area of the cross section of the trunk of the largest transplantable tree commonly available of the same species (a 60" boxed tree is used as a standard).

2. Species Rating and Group Classification

The species rating and group classification are taken from tables listed in the *Species Classification and Group Assignment Manual,* published by the Western Chapter of the International Society of Arboriculture, 2004.

- Species rating is based on the type of tree and its beneficial inherent characteristics or problems, how it performs in the specified climate (i.e. coastal, coastal influence, intermediate and inland) and is expressed in terms of a percentage.
- The group classification is one of four categories that rank different trees according to their estimated growth rate. A group one tree is slower growing than a group four tree and will have a smaller trunk area. (The 60-inch box size is used for this measurement - the standard size tree considered reasonable for replacement). The slower growing tree will therefore have a higher value per square inch of trunk area and reflect a greater basic value (or maximum value). The Classification Manual provides a guideline that is often relied upon for the cost per square inch. In Southern California, the manual bases the average wholesale cost of a 60" boxed tree (replacement tree) to be $1482.

3. Condition

Condition ratings are determined by assessing the health and structure of the tree. A guideline has been included in the manual that assigns points to the roots, trunk, large limbs, smaller branches, and foliage, based on an assessment of their condition. The total points earned out of the maximum determines the condition rating of the tree (percentage). A virtual ideal tree is used for comparison.

4. Location

The location rating is an average of three variables: the site, contribution of the tree to the site, and the placement of the tree in the site.

- The quality of a site, its general appearance, and the intensity of its use, are assessed to determine a site rating. An arboretum, a well-manicured residential garden, a city street, an industrial or commercial area, a rural area, and a wooded lot, represent different types of sites. Commercial sites have a lower value that residential sites. This abandoned commercial site has a very low value.
- The contribution rating reflects the functional and aesthetic characteristics of the tree in its location. These include environmental, architectural and engineering attributes.
- The placement rating reflects the position of the tree in the site and how that influences its contribution, either positive or negative (e.g., a property line tree may lose value if it creates a nuisance to an adjacent property.)

Two Basic Steps Used in Calculating a Trunk Formula Appraisal
When using the Trunk Formula Method, two primary steps calculate a basic cost of the tree and then appraise its value. There are a series of sub-steps within the two primary steps. The tables on the next page shows the steps that are listed below:

1. **Basic tree cost = [(trunk area of actual tree – trunk area of replacement tree) x unit cost] + cost of the replacement tree**
   - Subject trunk area is determined by measuring the diameter at 54" above ground, calculating its area, then subtracting the trunk area of the replacement tree.
   - The difference in trunk area is multiplied by the cost per square inch of the replacement tree.
   - The cost of the replacement tree is added back to previous calculation to determine the basic tree cost.

2. **Appraised value = basic tree cost x species % x condition % x location %**
   - The basic cost is multiplied (or depreciated) by the species rating (in percent).
   - The value is again multiplied (or depreciated) by the tree's condition rating (in percent).
   - That value is again multiplied (or depreciated) by the tree's location rating (in percent).
   - The appraised value is then rounded to the nearest $100.

Appraisal Column Headings

Species percent is determined in the Species Classification & Group Assignment Manual.
Group # represents the rate of growth by group # assigned in the manual.
Trunk area (the replacement tree) corresponds with the group # in the manual.
Cost per square inch is the calculation in the manual of the replacement tree.
Adjusted trunk area is used for trees with a DBH of more than 30" to maintain reasonableness.
Trunk area square inches is the area of the appraised tree at 54" above ground.
Trunk area difference is the subject tree area less the replacement tree area.
Basic price before replacement represents the subject tree before the addition of the replacement.
Basic price + replacement now includes the replacement tree.
Adjusted by species is the depreciation of the basic price based on species positive or negative attributes.
The headings above were used to assess the health and structure (from 1-4) under each category, with 32 points as the maximum. The calculation determines the depreciation in tree value by the condition %.
Site % rates the commercial/residential site. This is a low value site.
Placement % is how the tree effectively provides functional and aesthetic benefits.
Contribution % acknowledges the extent of functional and aesthetic benefits to the site.
Location rating is the average of the three percentages.
Adjusted by location % is the appraised value depreciated by location.
Appraised value to nearest $100 rounds the value to the nearest $100.

BASIC COST ASSESSMENT & CALCULATIONS									
Species %	Group #	Trunk area	Cost per sq"	Adjusted trunk area	Trunk area-sq"	Trunk area difference	Basic price before replacement	Basic price + replacement tree of $1482	adjusted by species %

HEALTH/STRUCTURE-CONDITION ASSESSMENT										
Root Health	Root Sructure	Trunk Health	Trunk Structure	Scaffold Health	Scaffold Structure	Branch Health	Foliage -Bud Health	Total Pts	% (total pts out of 32)	VALUE Adjusted by condition %

LOCATION ASSESSMENT					***VALUES***
Site %	Placement %	Contribution %	Location Rating	Adjusted by location %	Appraised value to nearest $100

CONCLUSIONS

1. Thirty five trees will be removed for the project.
2. The appraised value of the removed trees is $17,900.
3. Nine Mexican fan palms should be relocated.
4. 1 Aleppo pine should be pruned, and cabled.
5. All relocated palms and the one Aleppo pine should be protected by following the Tree Protection Measures below.
6. The new landscape plan should include at least thirty five replacement trees in minimum sizes required by the city.

TREE PROTECTION MEASURES & RECOMMENDATIONS

1. A pre-construction meeting should be held with contractors, prior to commencement of work, to discuss relocation and tree protection measures.
2. Trees scheduled for removal should be removed.
3. The retained Aleppo pine tree should be crown cleaned and crown thinned. A cable should be installed between the two opposing leaders, high in the crown.
4. Pruning and cabling should be performed or supervised by a qualified Certified Arborist. The project arborist should review the goals with workers prior to commencement of any tree pruning. Tree workers should be competent in compliance *ISA Best Management Practices for Tree Pruning* and *ANSI A-300 Pruning Standards*.
5. Palms should be prepared for relocation and moved to their new locations, using a qualified company with experience in relocating palms.
6. Install chain link fence around trees to establish tree protection zones (TPZs). These may need to be adjusted in the construction drawings that have not yet been prepared. Fences should be supported by steel posts driven into the ground and not supported by moveable stands. These TPZs should be at the outside edge of work areas around trees. Fences must be maintained in upright positions throughout the duration of the project.
7. The TPZs should be void of all activities including parking vehicles, operation of equipment, storage of materials and dumping (including temporary spoils from excavation).
8. Excavation within the CRZs (critical root zones) but outside of the TPZs, should be monitored by the project arborist. Some manual excavation may be required in sensitive areas although unlikely with this project.
9. Any roots encountered that are ½” and greater should be cleanly cut, although unlikely since only one large tree will be retained in an area without adjacent construction.
10. The project arborist should monitor activities on the site throughout the duration of the project. This would be more frequent during fencing installation, excavation and grading and less frequent as the project progresses, provided fences remain upright and TPZs are not violated.

ARBORIST DISCLOSURE STATEMENT AND CERTIFICATION OF PERFORMANCE

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

I Bill Spiewak, certify:

That I have personally inspected the trees on the property referred to in this report and have stated my findings accurately.
The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and commonly accepted arboricultural practices.

Signed: *Bill Spiewak*

Bill Spiewak
Registered Consulting Arborist #381
American Society of Consulting Arborists

Board Certified Master Arborist #310B
International Society of Arboriculture

REFERENCES

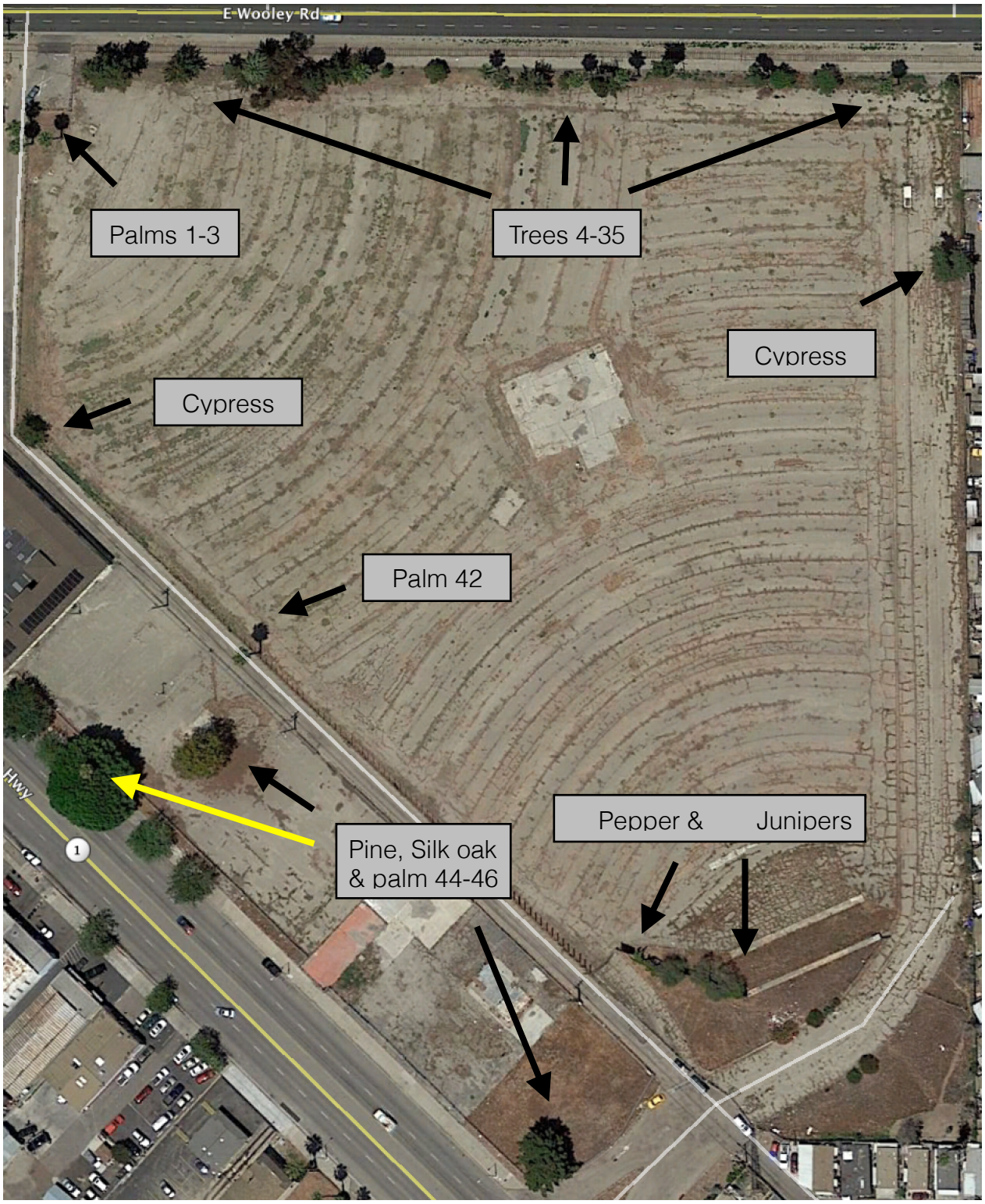
Publications on Tree Biology and Risk

1. Harris RW, Matheny NP, Clark JR. *Arboriculture: Integrated Management of Landscape Trees, Shrubs, and Vines, Fourth Edition.* : Prentice Hall; 2004.
2. Matheny and Clark, *Evaluation of Hazard Trees In Urban Areas, Second Edition,* International Society of Arboriculture, Savoy, Illinois, 1994.
3. Matheny and Clark, *Trees and Development; A Technical guide To Preservation of Trees During Land Development,* ISA, 1998.
4. Smiley, *Root Pruning and Stability if Young Willow Oak*, Arboriculture and Urban Forestry, Scientific Journal of the International Society of Arboriculture, 34(2): 123-128, March 2008.
5. Smiley, E., and Matheny, N. , and Lilly, S. 2011. Best Management Practices: Tree Risk Assessment. International Society of Arboriculture
   Root Pruning and Stability of Young Willow Oak
6. http://hort.ufl.edu/woody/root-prune-guidelines.shtml.

Publications on Appraisal

7. Council of Tree and Landscape Appraisers, *Guide for Plant Appraisal, Ninth Edition*, Savoy, Illinois, International Society of Arboriculture, 2000.
8. Western Chapter International Society of Arboriculture, *Species Classification and Group Assignment Manual*. WCISA, Sacramento, California, 2004.

PHOTOS



Google Earth imagery of the site.

Top left: Palms #1-#3 in good condition and typical of the Mexican fan palms on the property.
Top right: Cypress #4 and #5, in fair to poor condition with all weight in the top half of the crown, dieback of limbs and oozing in the trunk from cypress canker disease.
Bottom left: Cypress #6, similar disease problems.
Bottom right: Cypress #7 with very poor structure.

Trees #8-#19 in the two photos. Tree look better in the photos than in the field. Cypress have oozing lesions,and eucalyptus are fair but likely to be damaged from grading. The myoporum on lower right is infested with thrips. Palms are in good condition.

Cypress #23 and #24 both in poor condition.

Top left: Trees #25-#29. One palm has a dead trunk.
Top right is the one of the cypress wrapped around the pole with another section around the eucalyptus trunk.
Bottom photos are cypress #30 and #31. Brazilian pepper, #33 is in the lower right.

Cypress #36. Heavy dense crown with excessive decay in the trunk. This tree has a high likelihood to fall apart in its current condition. Grading in its root zone will exacerbate its poor condition.

Top: Declining Brazilian peppers #37-#39.
Bottom left: Junipers #40 & #41.
Bottom right: Cypress #43 in poor condition.

Top: Aleppo Pine #44. This is one of the healthiest trees on the property. It needs thinning and a cable installed between the two major leaders.

Left: Silk oak #45 (not a true oak). Although the crown appears healthy, this tree is in structurally poor condition.

Mexican fan palm #46. It is growing inside the crown of an adjacent street tree (ficus). The bottom photo shows it sneaking through the ficus crown.

OXNARD BLVD & WOOLEY - TREE INVENTORY AND ASSESSMENT											TRUNK FORMULA APPRAISAL																												
											GENERAL										HEALTH/STRUCTURE-CONDITION ASSESSMENT											LOCATION ASSESSMENT					VALUES
Tree	Common Name	*Botanical Name*	Remove	Relocate	Protect	Average Conditon	DBH	DBH Equiv	Approx. Height	Comment	Species %	Group #	Trunk area	Cost per sq"	Trunk area- sq"	Adjusted trunk area	Trunk area difference	Basic price before replacement	Basic price + replacement tree of $1482	adjusted by species %	Root Health	Root Sructure	Trunk Health	Trunk Structure	Scaffold Health	Scaffold Structure	Branch Health	Foliage-Bud Health	Total Pts	% (total pts out of 32)	VALUE Adjusted by condition %	Site %	Placement %	Contribution %	Location Rating	Adjusted by location %	Appraised value to nearest $100
1	**Mexican Fan Palm**	***Washingtonia robusta***		**x**	**x**	**Good**	**20**		**40**	**Relocate**																												
2	**Mexican Fan Palm**	***Washingtonia robusta***		**x**	**x**	**Good**	**20**		**45**	**Relocate**																												
3	**Mexican Fan Palm**	***Washingtonia robusta***		**x**	**x**	**Good**	**20**		**40**	**Relocate**																												
4	Monterey Cypress	*Hesperocyparis macrocarpa*	x			Fair	24	24	40	Slight lean to west, no low limbs	30	2	17.71	84.00	452.16		434.45	$ 36,493.80	$ 37,975.80	$ 11,392.74	2	2	3	3	3	3	3	3	22	69%	$ 7,832.51	20%	20%	10%	17%	$ 1,305.42	$ 1,300.00
5	Monterey Cypress	*Hesperocyparis macrocarpa*	x			Poor	25	25	50	All foliage is upper forrh, some oozing on trunk, browning in crown	30	2	17.71	84.00	490.63		472.92	$ 39,724.86	$ 41,206.86	$ 12,362.06	2	2	1	2	2	2	2	2	15	47%	$ 5,794.71	20%	20%	10%	17%	$ 965.79	$ 1,000.00
6	Monterey Cypress	*Hesperocyparis macrocarpa*	x			Fair	13	13	30	Many codominant stems and broken limbs in crown.	30	2	17.71	84.00	132.67		114.96	$ 9,656.22	$ 11,138.22	$ 3,341.47	2	2	3	3	2	2	2	3	19	59%	$ 1,984.00	20%	20%	10%	17%	$ 330.67	$ 300.00
7	Monterey Cypress	*Hesperocyparis macrocarpa*	x			Poor	15	15	15	Very poor structure. Remove	30	2	17.71	84.00	176.63		158.92	$ 13,348.86	$ 14,830.86	$ 4,449.26	2	2	1	1	1	1	1	1	10	31%	$ 1,390.39	20%	20%	10%	17%	$ 231.73	$ 200.00
8	Monterey Cypress	*Hesperocyparis macrocarpa*	x			Poor	10	10	20	Poor, leisions on trunk. Remove	30	2	17.71	84.00	78.50		60.79	$ 5,106.36	$ 6,588.36	$ 1,976.51	2	2	2	1	1	1	2	2	13	41%	$ 802.96	20%	20%	10%	17%	$ 133.83	$ 100.00
9	**Canary Island Date Palm**	***Phoenix canariensis***			**x**	**Good**	**28**		**30**	**Prune**																												
10	Monterey Cypress	*Hesperocyparis macrocarpa*	x			Poor	8/7	11	15	Skimpy and crowded between palm and euc, remove	30	2	17.71	84.00	94.99		77.28	$ 6,491.10	$ 7,973.10	$ 2,391.93	2	2	1	1	1	1	2	2	12	38%	$ 896.97	20%	20%	10%	17%	$ 149.50	$ 100.00
11	Eucalyptus-Weeping Red Gum	*Eucalyptus camaldulensis*	x			Poor	11	11	25	Leans to the south, once fallen amd re-rooted, remove	50	3	23.75	62.00	94.99		71.24	$ 4,416.57	$ 5,898.57	$ 2,949.29	2	2	4	4	4	4	4	4	28	88%	$ 2,580.62	20%	20%	10%	17%	$ 430.10	$ 400.00
12	Eucalyptus-Weeping Red Gum	*Eucalyptus camaldulensis*	x			Fair	10	10	20	Leans to south, understory to 13, could remove	50	3	23.75	62.00	78.50		54.75	$ 3,394.50	$ 4,876.50	$ 2,438.25	3	3	4	4	4	4	4	4	30	94%	$ 2,285.86	20%	20%	10%	17%	$ 380.98	$ 400.00
13	Eucalyptus-Weeping Red Gum	*Eucalyptus camaldulensis*	x			Fair	18	18	45	Codominant lower stem could be cut back to trunk or could remove tree as is understory to 14	50	3	23.75	62.00	254.34		230.59	$ 14,296.58	$ 15,778.58	$ 7,889.29	3	3	4	4	4	4	4	4	30	94%	$ 7,396.21	20%	20%	10%	17%	$ 1,232.70	$ 1,200.00
14	Eucalyptus-Weeping Red Gum	*Eucalyptus camaldulensis*	x			Good	28	28	45	Best of three eucs	50	3	23.75	62.00	615.44		591.69	$ 36,684.78	$ 38,166.78	$ 19,083.39	3	3	4	4	4	4	4	4	30	94%	$ 17,890.68	20%	20%	10%	17%	$ 2,981.78	$ 3,000.00
15	Monterey Cypress	*Hesperocyparis macrocarpa*	x			Poor	23	23	50	All foliage in upper fifth of crown, some decay in trunk	30	2	17.71	84.00	415.27		397.56	$ 33,394.62	$ 34,876.62	$ 10,462.99	2	2	2	1	2	2	2	2	15	47%	$ 4,904.52	20%	20%	10%	17%	$ 817.42	$ 800.00
16	Monterey Cypress	*Hesperocyparis macrocarpa*	x			Fair	14	14	35	Some oozong in trunk	30	2	17.71	84.00	153.86		136.15	$ 11,436.60	$ 12,918.60	$ 3,875.58	2	2	1	1	1	1	2	2	12	38%	$ 1,453.34	20%	20%	10%	17%	$ 380.98	$ 200.00
17	Monterey Cypress	*Hesperocyparis macrocarpa*	x			Fair	8/5	9	25	Oozing	30	2	17.71	84.00	63.59		45.88	$ 3,853.50	$ 5,335.50	$ 1,600.65	2	2	1	1	1	1	2	2	12	38%	$ 600.24	20%	20%	10%	17%	$ 100.04	$ 100.00
18	**Mexican Fan Palm**	***Washingtonia robusta***		**x**	**x**	**Good**	**20**		**30**	**Relocate**																												
19	Myoporum	*Myoporum laetum*	x			Poor	10/14	17	15	Thrips infested	50	4	33.17	45.00	226.87		193.70	$ 8,716.28	$ 10,198.28	$ 5,099.14	1	1	1	1	1	1	1	1	8	25%	$ 1,274.78	20%	20%	10%	17%	$ 212.46	$ 200.00
20	**Mexican Fan Palm**	***Washingtonia robusta***		**x**	**x**	**Good**	**16**		**25**	**Relocate**																												
21	Myoporum	*Myoporum laetum*	x			Poor	6/6	8	10	Thrips infested	50	4	33.17	45.00	50.24		17.07	$ 768.15	$ 2,250.15	$ 1,125.08	1	1	1	1	1	1	1	1	8	25%	$ 281.27	20%	20%	10%	17%	$ 46.88	$ -
22	Monterey Cypress	*Hesperocyparis macrocarpa*	x			Poor	15	15	25	Very thin amd oozong, one sided due to close proximity to 23. Remove	30	2	17.71	84.00	176.63		158.92	$ 13,348.86	$ 14,830.86	$ 4,449.26	2	2	1	1	1	1	2	2	12	38%	$ 1,668.47	20%	20%	10%	17%	$ 278.08	$ 300.00
23	Monterey Cypress	*Hesperocyparis macrocarpa*	x			Poor	13	13	35	Thin and one sided. Remove	30	2	17.71	84.00	132.67		114.96	$ 9,656.22	$ 11,138.22	$ 3,341.47	2	2	2	2	2	2	2	2	16	50%	$ 1,670.73	20%	20%	10%	17%	$ 278.46	$ 300.00
24	Monterey Cypress	*Hesperocyparis macrocarpa*	x			Poor	7	7	15	Leaning to west, once uprooted small tree. Remove	30	2	17.71	84.00	38.47		20.76	$ 1,743.42	$ 3,225.42	$ 967.63	2	2	2	2	2	2	2	2	16	50%	$ 483.81	20%	20%	10%	17%	$ 80.64	$ 100.00
25	**Mexican Fan Palm**	***Washingtonia robusta***		**x**	**x**	**Good**	**20**		**45**	**Relocate**																												
26	Mexican Fan Palm	*Washingtonia robusta*	x			dead	20		0	Dead trunk																												
27	Eucalyptus-Weeping Red Gum	*Eucalyptus camaldulensis*	x			Poor	18	18	40	Topped, with many new adventitious shoots. Remove	50	3	23.75	62.00	254.34		230.59	$ 14,296.58	$ 15,778.58	$ 7,889.29	2	2	2	2	2	2	2	2	16	50%	$ 3,944.65	20%	20%	10%	17%	$ 657.44	$ 700.00
28	Monterey Cypress	*Hesperocyparis macrocarpa*	x			Poor	16/7	17	35	No low limbs, smaller trunk wrapped around euc, leisions. Remove small trunk for sure if not entire tree.	30	2	17.71	84.00	226.87		209.16	$ 17,569.02	$ 19,051.02	$ 5,715.31	2	2	1	1	1	1	2	2	12	38%	$ 2,143.24	20%	20%	10%	17%	$ 357.21	$ 400.00
29	**Mexican Fan Palm**	***Washingtonia robusta***		**x**	**x**	**Good**	**20**		**45**	**Relocate**																												
30	Monterey Cypress	*Hesperocyparis macrocarpa*	x			Poor	31	31	45	All foliage in top forth, lots of decay in trunk. Remove risky tree.	30	2	17.71	84.00	754.39		736.68	$ 61,880.70	$ 63,362.70	$ 19,008.81	2	2	1	1	1	1	1	2	11	34%	$ 6,534.28	20%	20%	10%	17%	$ 1,089.05	$ 1,100.00
31	Monterey Cypress	*Hesperocyparis macrocarpa*	x			Fair	30	30	45	All foliage in top forth, lots of decay in trunk. Remove risky tree.	30	2	17.71	84.00	706.50		688.79	$ 57,858.36	$ 59,340.36	$ 17,802.11	2	2	1	1	1	1	1	2	11	34%	$ 6,119.47	20%	20%	10%	17%	$ 1,019.91	$ 1,000.00
32	Brazilian Pepper	*Schinus terebinthifolius*	x			Fair	12	12	20	Needs structural pruning, like hedge n current form.	70	3	23.75	62.00	113.04		89.29	$ 5,535.98	$ 7,017.98	$ 4,912.59	2	2	3	3	3	3	3	3	22	69%	$ 3,377.40	20%	20%	10%	17%	$ 562.90	$ 600.00
33	Myoporum	*Myoporum laetum*	x			Poor	12/12/10/6	21	15	Thrips infested	50	4	33.17	45.00	346.19		313.02	$ 14,085.68	$ 15,567.68	$ 7,783.84	1	1	1	1	1	1	1	1	8	25%	$ 1,945.96	20%	20%	10%	17%	$ 324.33	$ 300.00
34	**Mexican Fan Palm**	***Washingtonia robusta***		**x**	**x**	**Good**	**20**		**45**	**Relocate**																												
35	Pittosporum	*Pittosporum undulatum*	x			Poor	5/5	7	10	Poor, junkie shrub	90	2	17.71	84.00	38.47		20.76	$ 1,743.42	$ 3,225.42	$ 2,902.88	2	2	2	2	2	2	2	2	16	50%	$ 1,451.44	20%	20%	10%	17%	$ 241.91	$ 200.00
36	Monterey Cypress	*Hesperocyparis macrocarpa*	x			Poor	31	31	50	Decay throughout trunk, all foliage at top, abundant deadwood, and codominant stems at 6', below HV, remove	30	2	17.71	84.00	754.39		736.68	$ 61,880.70	$ 63,362.70	$ 19,008.81	2	2	1	1	1	1	1	2	11	34%	$ 6,534.28	20%	20%	10%	17%	$ 1,089.05	$ 1,100.00
37	Brazilian Pepper	*Schinus terebinthifolius*	x			Poor	13	13	20	In decline	70	3	23.75	62.00	132.67		108.92	$ 6,752.73	$ 8,234.73	$ 5,764.31	1	1	1	1	1	1	1	1	8	25%	$ 1,441.08	20%	20%	10%	17%	$ 240.18	$ 200.00
38	Brazilian Pepper	*Schinus terebinthifolius*	x			Poor	12	12	20	In decline	70	3	23.75	62.00	113.04		89.29	$ 5,535.98	$ 7,017.98	$ 4,912.59	1	1	1	1	1	1	1	1	8	25%	$ 1,228.15	20%	20%	10%	17%	$ 204.69	$ 200.00
39	Brazilian Pepper	*Schinus terebinthifolius*	x			Poor	13	13	20	In decline	70	3	23.75	62.00	132.67		108.92	$ 6,752.73	$ 8,234.73	$ 5,764.31	1	1	1	1	1	1	1	1	8	25%	$ 1,441.08	20%	20%	10%	17%	$ 240.18	$ 200.00
40	Twisting Juniper	*Juniperus chinensis*	x			Poor	6	6	10	Poor form	90	3	23.75	62.00	28.26		4.51	$ 279.62	$ 1,761.62	$ 1,585.46	2	2	2	2	2	2	2	2	16	50%	$ 792.73	20%	20%	10%	17%	$ 132.12	$ 100.00
41	Twisting Juniper	*Juniperus chinensis*	x			Poor	6	6	10	Poor form	90	3	23.75	62.00	28.26		4.51	$ 279.62	$ 1,761.62	$ 1,585.46	2	2	2	2	2	2	2	2	16	50%	$ 792.73	20%	20%	10%	17%	$ 132.12	$ 100.00
42	**Mexican Fan Palm**	***Washingtonia robusta***		**x**	**x**	**Good**	**20**		**45**	**Relocate**																												
43	Monterey Cypress	*Hesperocyparis macrocarpa*	x			Poor	18	18	25	Poor, oozing, many codominant stems, thin crown	30	2	17.71	84.00	254.34		236.63	$ 19,876.92	$ 21,358.92	$ 6,407.68	2	2	1	1	1	1	1	2	11	34%	$ 2,202.64	20%	20%	10%	17%	$ 367.11	$ 400.00
44	**Aleppo PIne**	***Pinus halepensis***			**x**	**Good**	**28**	**28**	**50**	**Very dense crown and codominant leader-prune & cable**																												
45	Silk oak	*Grevillea robusta*	x			Poor	36	36	55	Multiple codomiant stems and once topped	30	4	33.17	45.00	1017.36	974	984.19	$ 44,288.55	$ 45,770.55	$ 13,731.17	2	2	2	2	2	2	2	2	16	50%	$ 6,865.58	20%	20%	10%	17%	$ 1,144.26	$ 1,100.00
46	Mexican Fan Palm	*Washingtonia robusta*	x			Good	20		45	Growing into crown of adjacent ficus	90	45						$ 1,822.50			3	3	4	4	4	4	4	4	30	94%	$ 1,708.59	20%	10%	10%	13%	$ 227.81	$ 200.00
	Trees in bold are to be relocated and/or protected.																																			**Total Value**	**$ 17,900.00**

Phase I
Environmental Site Assessment
(ASTM E1527-13)

Gateway Station
APN 204-0-020-260
1250 S. Oxnard Blvd.
Oxnard, Ventura County, California 93030

Prepared For:
Pacific West Communities, Inc
430 East State Street, Suite 100
Eagle, ID 83616

September 16, 2015
RNC Project Number 1512A

RNC Environmental, LLC
3326 M Street • Sacramento, CA 95816
(888) 485-3330 • rnc-enviro.com

RNC Environmental, LLC
3326 M Street • Sacramento, CA 95816
(888) 485-3330 • rnc-enviro.com

Phase I Environmental Site Assessment
Gateway Station
APN 204-0-020-260
1250 S. Oxnard Blvd.
Oxnard, California

Table of Contents

1. Summary 1
2. Introduction 2
    2.1. Location and Legal Description of Subject Property
    2.2. Purpose
    2.3. Scope of Work
    2.4. Limitations and Exceptions
    2.5. User Reliance
    2.6. Validity of Report
3. User Provided Information 5
    3.1. Title Records
    3.2. Environmental Liens or Activity and Use Limitations
    3.3. Owner, Property Manager, and Occupant Information
    3.4. User Questionnaire
        3.4.1. Specialized Knowledge
        3.4.2. Commonly Known or Reasonably Ascertainable Information
        3.4.3. Valuation Reduction for Environmental Issues
    3.5. Additional Documents
4. Records Review 6
    4.1. Physical Setting
        4.1.1. Topography
        4.1.2. Groundwater
    4.2. Environmental Records Sources
        4.2.1. Liens and Use Restrictions
        4.2.2.Active Hazardous Waste Cleanup Sites
        4.2.3. Previously Regulated Sites
        4.2.4. Leaking Underground Fuel Tanks
        4.2.5. Accidental Spills and Releases
        4.2.6. Fuel Storage and Waste Management Activities
        4.2.7. Waste Management Activities in Surrounding Area
        4.2.8. Cortese List
    4.3. Historical Use Information
        4.3.1.Recorded Land Title Records
        4.3.2. Aerial Photographs
        4.3.3. USGS Topographic Maps
        4.3.4. Sanborn Insurance Company Maps
        4.3.5.City Directories
        4.3.6. Property Tax Files
        4.3.7. Other Public Information
5. Site Reconnaissance 15
    5.1. Site and Vicinity General Characteristics
    5.2. Current Use of the Property
        5.2.1. Descriptions of Structures, Roads, Other Improvements on the Site

5.2.2. Potable Water Supply
5.2.3. Sewage Disposal System
5.3. Current Uses of the Adjoining Properties
6. Interviews 17
6.1. Owners and Occupants
6.2. Government Officials
6.2.1. Oxnard Fire Department
6.2.2. Ventura County Environmental Health Department
6.3. Findings
6.4. Data Gaps
6.5. Opinions
6.6. Conclusions
7. Signature of Environmental Professional.....19
8. Statement of Qualifications 19

Appendices

A. Location Maps
B. Photographs
C. Site Assessment Checklist
D. Historical Photos and Maps
E. Government Records Search
F. Title Records
G. Additional Documentation
H. Previous Phase I Report

Phase I Environmental Site Assessment
Gateway Station
APN 204-0-020-260
1250 S. Oxnard Blvd.
Oxnard, California

1. SUMMARY

RNC Environmental, LLC (RNC) has been retained by Pacific West Communities, Inc., to conduct a Phase I Environmental Site Assessment for the property identified as Assessor's Parcel Number 204-0-020-260, located at 1250 S. Oxnard Blvd. in the City of Oxnard, Ventura County, California. This site is proposed for development as the "Gateway Station." The primary investigator for the assessment was Neil O'Hara, Environmental Professional.

The standards and practices implemented in this assessment are intended to result in the identification of conditions indicative of releases and threatened releases of hazardous substances on, at, in, or to the subject property. The assessment seeks to identify current and past property uses of the property, uses of hazardous substances on the property, and activities that could have caused releases or threatened releases of hazardous substances. The assessment also seeks to identify and evaluate adjoining and nearby properties where environmental conditions may exist that could have resulted the migration of hazardous substances onto the subject property.

Sources of this information include interviews with present and (as necessary) past owners and operators of the property; a review of historical sources such as aerial photographs, maps, and building records; a search for environmental cleanup liens on the property; a review of government records of hazardous material storage facilities, known or threatened releases, waste generation, cleanup sites, etc., for the subject and surrounding properties; a visual inspection of the subject and adjacent properties, and a review of various information provided by the client.

This assessment has found that the subject property is a vacant former drive-in theater and an adjacent alley. The drive-in theater operated from 1955 until about 2000; prior to 1955 it was farmland. It has had no other identified developed use.

The property is located in a mixed commercial/residential neighborhood, with light industrial properties to the north and northeast. Numerous former cleanup sites and leaking UST sites are located in the surrounding area; however, we have identified no evidence that

any of these sites has impacted the subject property. A previous Phase II assessment similarly found no evidence of offsite contamination.

One of the adjacent properties to the southwest was a gas station prior to the implementation of UST regulations. Tanks were removed from that site in 1980. Minor localized contamination remains on that site; the local groundwater gradient is to the southwest, away from the subject property, so there is no indication of impact to the subject property from this source.

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

2. INTRODUCTION

2.1. LOCATION AND LEGAL DESCRIPTION OF SUBJECT PROPERTY

The subject property consists of one parcels of 11.39 acres, plus and adjacent alley, on the south side of East Woolly Road, east of Oxnard Boulevard, in the City of Oxnard, Ventura County, California. Ventura County records indicate that street address of 1250 S. Oxnard Blvd. applies to this property.

According to the preliminary title report, the legal description of the property is:

> (“Parcel A”: alley) A Portion Of Subdivision 37 Of The Rancho El Rio De Santa Clara O'la Colonia, In The City Of Oxnard, County Of Ventura, State Of California, As Per Map Thereof Filed In The Office Of The County Clerk Of Said County In That Certain Action Entitled "Thomas A. Scott, Et Al., Plffs., Vs. Rafael Gonzales, Et Ah, Defts."; Described As Follows: Beginning At A Point In The South Fine Of The Land Conveyed To Bakersfield And Ventura Railway Company By Deed Recorded In Book 109, Page 204 Of Deeds , Said Point Being On The Northwest Corner Of That Certain Parcel Of Land Conveyed By Oxnard Drive-In Theatre, Inc., To Sky View Drive-In Theaters, A Partnership, By Deed Recorded March 9, 1956 In Book 1280, Page 500 Of Official Records; Thence, 1St: South 0° 35' 43" West 306.11 Feet Along The 4Th Course In Parcel A Of The Abovementioned Property Described In Book 1280, Page 500 Of Official Records To A Point; Thence, 2Nd: South 46° 46' 52" East 643.15 Feet Along The 3Rd Course Described In Said Parcel A, To The Northeast Corner In Parcel B, As Described In Book 1280, Page 500 Of Official Records; Thence, 3Rd: South 43° 13' 08" West 20 Feet Along The Northwesterly Line Of Said Parcel B To A Point; Thence, 4Th: North 46° 46' 52" West 651.92 Feet Parallel To The 3Rd Course Described In Said Parcel A And 20 Feet Therefrom To A Point; Thence, 5Th: North 0° 35' 43" East 314.88 Feet To A Point On The South Line Of The Said Real Land Conveyed To Bakersfield And Ventura Railway Company; Thence, 6Th: South 89° 24' 17" East 20 Feet Along Said South Line Of Land

Conveyed To Bakersfield And Ventura Railway Company To The Place Of Beginning.

Excepting Therefrom All The Oil, Gas, Hydrocarbons, In All Forms And All Other Minerals And Mineral Rights Whether Metallic Or Non-Metailic Below A Depth Of 500 Feet In And Under The Land Herein Described, Without The Right Of Surface Entry Upon The Land For The Purpose Of Mining, Drilling Or Exploring Said Land For Oil, Gas, Hydrocarbon Or Other Minerals And Removing The Same Therefrom And Without The Right To Damage Any Improvements Placed On Or Under Said Land.

("Parcel C") A Portion Of Subdivision 37 Of The Rancho El Rio De Santa Clara O'la Colonia, In The City Of Oxnard, County Of Ventura, State Of California, As Per Map Thereof Filed In The Office Of The County Clerk Of Said County In That Certain Action Entitled "Thomas A. Scott, Et Al., Plffs. Vs. Rafael Gonzales, Et Al. Defts." Described As Follows: Beginning At A Point In The South Line Of The Land Conveyed To Bakersfield And Ventura Railroad Company, By Deed Recorded In Book 109, Page 204 Of Deeds , At The Most Northerly Northwest Corner Of The Land Conveyed To Ray Gomes And Wife, By Deed Recorded May 27, 1954, In Book 1205, Page 450 Of Official Records; Thence Along The Westerly Line Of Said Land Of Gomes, 1St: South 0° 35' 13" West 864.06 Feet; Thence Along A Northerly Line Of Said Land Of Gomes, 2Nd: North 89° 13' 12" West 170.16 Feet, More Or Less To A Point On A Line Parallel With The Northeast Line Of The California State Highway, 100 Feet Wide And Distant Northeasterly 150 Feet Measured At Right Angles Therefrom; Thence Along Said Parallel Line, 3Rd: North 46° 46' 52" West 822.81 Feet, More Or Less, To A Line Parallel With The East Line Of The Land Conveyed To John H. Mundell And Wife, By Deed Recorded In Book 553, Page 321 Of Official Records, And Distant Southeasterly 200 Feet Measured At Right Angles Therefrom; Thence Along The Parallel Line Last Referred To, 4Th: North 0° 35' 43" East 306.11 Feet To A Point In The South Line Of Said Land Conveyed By Deed, Recorded In Book 109, Page 204 Of Deeds ; Thence Along Said South Line, 5Th: South 89° 24' 17" East 775.35 Feet To The Point Of Beginning.

Location maps and site maps of the subject property are attached to this report as Appendix A. Photographs of the subject property are attached to this report as Appendix B.

2.2. Purpose

This report is intended to constitute an "inquiry by an environmental professional" for All Appropriate Inquiry under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). As such, it presents the results of an effort to identify whether *recognized environmental conditions* may exist on the property.

The term *recognized environmental conditions* means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

This report was commissioned in association with the potential development of the property for use as affordable rental housing.

2.3. Scope of Work

RNC Environmental, LLC, has contractually agreed to conduct a Phase I Environmental Site Assessment, utilizing methods and procedures consistent with the nationally recognized standard, ASTM E1527-13, and with EPA All Appropriate Inquiry regulations.

The definition of *recognized environmental conditions* includes the encroachment of hazardous vapors onto the property. This assessment incorporates a Tier I vapor encroachment screening, as defined by ASTM E2600-10, within the findings, opinions, and conclusions presented in this report.

No special terms or conditions were specified by the user. Should there be a need to conduct an investigation into a specific question not addressed in this report, contact our office immediately regarding your concerns.

2.4. Limitations and Exceptions

This report was compiled as a Phase I Environmental Site Assessment for the subject project. This report contains information and data provided to RNC by several sources. RNC in no way warrants the accuracy or completeness of the information provided by those sources.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. A Phase I Environmental Site Assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost. All appropriate inquiries does not mean an exhaustive assessment of a property. This assessment represents a balance between the competing goals of limiting the costs and time demands and the reduction of uncertainty about unknown conditions resulting from additional information.

For this assessment, no additional project-specific limitations arose, and no exceptions were made to the assessment process as defined by ASTM E1527-13.

2.5. User Reliance

This report was prepared for the exclusive use of Pacific West Communities, Inc, and its successors and/or assigns. It also may be relied upon by lenders, investors, government agencies (including, but not limited to, the California Department of Housing and Community Development, the USDA Rural Development Program, and the California Tax

Credit Allocation Committee) and/or nonprofit entities which may provide financial assistance for the proposed development of the subject property. No other person or entity is entitled to rely upon this report without the specific written authorization of RNC. Any such reliance is subject to the same limitations, terms, and conditions as the original contract with the client. RNC specifically disclaims any responsibility for any unauthorized use of this report.

All users of this report, whether identified in this section, provided authorization in a separate reliance letter, or for any reason using this report without specific authorization, should be aware that Landowner Liability Protection under CERCLA is also contingent upon the user's compliance with certain additional responsibilities, as specified in ASTM E1527-13, §6. This includes recording your own knowledge (or lack thereof) regarding the property; we have provided a blank user questionnaire in Appendix G for this purpose. RNC cannot be responsible for any user's failure to comply with these responsibilities.

2.6. Validity of Report

This report may be presumed to be valid for one year from its cover date, excepting that if acquisition of the property occurs more than 180 days after the date of this report, certain information in the report must be updated in accordance with ASTM E1527-13, §4.6.

3. User Provided Information

3.1. Title Records

A Preliminary Title Report regarding the subject property, prepared by Chicago Title Company and dated July 29, 2015, was provided. The title report also refers to a group of adjacent parcel to the southwest which front on S. Oxnard Blvd., which are not included in this assessment.

3.2. Environmental Liens or Activity and Use Limitations

Based on a review of the title documents, no Environmental Liens and/or Activity Use Limitations, which indicate a past or present release of a hazardous substance or petroleum products, were recorded. No other knowledge of environmental liens was identified by the user.

3.3. Owner, Property Manager, and Occupant Information

According to the Preliminary Title Report, the property is owned by "Pacific Theatres Corporation, a California corporation."

3.4. User Questionnaire

A User Questionnaire was completed by Don Slattery on behalf of Pacific West Communities, Inc.

3.4.1. Specialized Knowledge

The user reported no specialized knowledge of the property.

3.4.2. Commonly Known or Reasonably Ascertainable Information

The user reported no commonly known or reasonably ascertainable information of environmental significance with regard to the property.

3.4.3. Valuation Reduction for Environmental Issues

The user reported that the purchase price of the property is consistent with current market value.

3.5. Additional Documents

No previous environmental documents were provided.

4. Records Review

4.1. Physical Setting

4.1.1. Topography

According to the USGS topographic map[1] covering the subject property and vicinity, the subject property is located at an elevation of approximately 50 feet above mean sea level, on terrain which slopes slightly down toward the southwest.

Regional surface water drains generally toward the southwest toward the Pacific Ocean, about 3.5 miles distant.

4.1.2. Groundwater

Based on monitoring reports for nearby sites obtained through the State Water Resources Control Board, groundwater appears to be at a depth of 5 to 10 feet below ground surface. The groundwater gradient is toward the southwest.

4.2. Environmental Records Sources

On August 18, 2105, RNC conducted a review of data files obtained from various local, state and federal regulatory agencies, to determine whether there are publicly available records regarding hazardous materials for the subject and surrounding properties. All sources and minimum search distances specified by ASTM E1527-13 were utilized. A full report of the findings is provided in **Appendix E**.

4.2.1. Liens and Use Restrictions

The State of California, Department of Toxic Substances Control DTSC maintains three sources of information regarding properties with deed restrictions:

[1] Oxnard, California 7.5′ quadrangle; 2015.

- The EnviroStor database includes sites cleaned up under DTSC oversight, and specifies whether a deed restriction was place on a property
- The DTSC Hazardous Waste Management Program (HWMP) has also developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office.
- The DTSC list of Border Zone sites includes facilities where nearby properties, not directly effected by a lien, may still have some activity use limitations.

The US Environmental Protection Agency maintains three databases which may include information about liens and land use restrictions, if they have been established on a listed property:

- Comprehensive Environmental Response Compensation and Liability Information System List (CERCLIS)
- RCRIS, Corrective Action sites
- Brownfields Assessment, Cleanup and Redevelopment Exchange System (ACRES)

The subject property is not listed in any of these sources as having a deed restriction, and there are no Border Zone sites within one-half mile of the property.

4.2.2. Active Hazardous Waste Cleanup Sites

Federal and State records of existing hazardous waste cleanup sites were reviewed to identify National Priority List (NPL), RCRA Corrective Action (CORRACTS) sites and State NPL-equivalent sites within one mile of the subject property. Federal and State records were reviewed to identify non-NPL CERCLIS sites and other state and regional agency-identified sites within one-half mile.

Two active cleanup sites were identified within the specified search distances.

Source	Site	Location	Status
SLIC	VENCO PROPERTY	1247 MERCANTILE	Open - Site Assessment
SLIC	WESTERN FARM SERVICES	1015 EAST WOOLEY ROAD	Open - Remediation

The **Venco Property** is also listed as a leaking UST case, which was closed in 1996; it is located 0.15 miles east of the subject property. The "Open-Inactive" status indicates that RWQCB's file may have been opened for record keeping, but the remediation of the site has been completed. There is no indication that this site has any potential to impact the subject property.

Western Farm Services is located about a quarter mile northeast of the subject property. According to RWQCB file information, it is an agricultural chemical and fertilizer distribution facility; WFS and its predecessor company, Coastal Ag-Chem, occupied the Site for more than

40 years. Historical and current operations at the Site reportedly included the formulation and storage of various agricultural chemicals including OCPs, fumigants, organophosphate pesticides (OPPs), herbicides, fertilizers, and spray oils. These materials have been stored mainly in ASTs, warehouses, and equipment loading areas. USTs at two locations on the Site were used for storage of gasoline, diesel fuel, and Stoddard solvent. These USTs were removed in 1986. Shallow groundwater is reported at a depth of about 10 feet, with a gradient toward the southwest (i.e., toward the subject property). A Feasibility Study and Remedial Action Plan, prepared by Geosyntec Consultants, was submitted to RWQCB on April 30, 2015. A review of this report indicates that groundwater contamination and soil vapor impacts have not migrated beyond the immediate vicinity of the site. The known location of leading edge of the contaminant plume exceeds the critical distance of 100 feet (per ASTM E2600), so vapor encroachment onto the subject property can be ruled out.

4.2.3. Previously Regulated Sites

Federal and State records were reviewed to identify Delisted NPL Sites, "No Further Action" sites, and Brownfield sites within one-half mile of the subject property.

Nine former cleanup or remediation sites were identified within one-half mile of the subject property.

Source	Site	Location	Status
NFRAP	OXNARD PLATING CORPORATION	1100 SOUTH MERCANTILE STREET	Site does not qualify for the NPL
NFRAP	BORG-WARNER CHEMICALS	1000 FACTORY LANE	Site does not qualify for the NPL
VCP	Coastal Multichrome, Inc.	1100 S. Mercantile Street	Certified O&M - Land Use Restrictions
SLIC	ESCALERA STORAGE FACILITY (CLAN/meth LAB)	1280 SAVIERS RD	Completed - Case Closed
SLIC	Saviers Road Dry Cleaner (Former)	1207 Saviers Road	Completed - Case Closed
SLIC	AMERICAN METAL FORMING TECHNOLOGIES	950 RICHMOND AVE	Completed - Case Closed

The primary concern associated with formerly regulated sites is the potential presence of residual contamination. Some sites have been remediated to a level that was considered acceptable at the time the cleanup was completed, by due to new knowledge and updated regulations, may still be of concern. There are also sites which may have been closed with land use restrictions, and the redevelopment of a nearby property for residential use may warrant re-evaluation of a nearby closed site.

Review of agency records of the listed sites identified no residual concerns that might affect the subject property.

4.2.4. LEAKING UNDERGROUND FUEL TANKS

State Leaking Underground Fuel Tanks records were reviewed to identify sites within one-half mile of the subject property.

51 leaking UST sites were identified:

Site	Location	Status
A T & T COMMUNICATIONS	1050 C ST	COMPLETED - CASE CLOSED
ALL AMERICAN CAR WASH	1100 OXNARD BLVD	COMPLETED - CASE CLOSED
BILL BOREN HONDA	760 OXNARD BLVD	COMPLETED - CASE CLOSED
CELSO CERRI	725 DATE ST	COMPLETED - CASE CLOSED
COASTAL INDUSTRIAL FINISHING	1120 INDUSTRIAL AVE	COMPLETED - CASE CLOSED
DOLE FRESH VEGETABLE	1001 COMMERCIAL AVE.	COMPLETED - CASE CLOSED
DON POTTS	821 OXNARD BL	COMPLETED - CASE CLOSED
GASCO #011 (FORMER)	1369 SAVIERS RD	COMPLETED - CASE CLOSED
HAL WATKINS CHEVROLET	1345 OXNARD BLVD	COMPLETED - CASE CLOSED
HILL AUTOMOTIVE	1560 OXNARD BLVD	COMPLETED - CASE CLOSED
HILL'S AUTOMOTIVE	1560 OXNARD BLVD S	COMPLETED - CASE CLOSED
HILLS AUTOMOTIVE	1560 OXNARD BLVD.	COMPLETED - CASE CLOSED
HONDA OF OXNARD	983 OXNARD BLVD	COMPLETED - CASE CLOSED
INDUSTRIAL ELECTRIC MOTORS	811 MERCANTILE	COMPLETED - CASE CLOSED
JAMES W. ROLLS	1153 COMMERICAL AVE	COMPLETED - CASE CLOSED
JOSE/GARY'S AUTO REPAIR	801 OXNARD BLVD	COMPLETED - CASE CLOSED
KIYOMI YANAGINUMA	1217 COMMERCIAL AVE	COMPLETED - CASE CLOSED
LUNSFORD MAZDA	1205 OXNARD BLVD	COMPLETED - CASE CLOSED
LUNSFORD TOYOTA	858 OXNARD BLVD	COMPLETED - CASE CLOSED
M M SIAM	815 OXNARD BL	COMPLETED - CASE CLOSED
MARTIN V. SMITH	921 INDUSTRIAL AVE	COMPLETED - CASE CLOSED
MARY ANN PRICE	1559 PINE ST	COMPLETED - CASE CLOSED
MONROE SUPPLY	1524 PINE ST	COMPLETED - CASE CLOSED
MR. KWIK CONVENIENT MART	1309 SAVIERS RD	COMPLETED - CASE CLOSED
OXNARD PIPE AND SUPPLY	1260 COMMERCIAL AVE	COMPLETED - CASE CLOSED
OXNARD PRODUCE	950 MOUNTAIN VIEW AVE	COMPLETED - CASE CLOSED
OXNARD SCHOOL DISTRICT	514 WOOLEY RD.	COMPLETED - CASE CLOSED
OXNARD SCHOOL DISTRICT	1055 C ST	COMPLETED - CASE CLOSED
PACIFIC COAST PRODUCE	950 MOUNTAIN VIEW AVE.	COMPLETED - CASE CLOSED
PEP BOYS	939 OXNARD BLVD	COMPLETED - CASE CLOSED
QUALITY WATER	1530 PINE ST	COMPLETED - CASE CLOSED
RICHMOND AVE BLENDING STN	RICHMOND & WOOLEY	COMPLETED - CASE CLOSED
RICHVIEW INC	771 MOUNTAIN VIEW AVE	COMPLETED - CASE CLOSED
SCHREINER, WALTER	820 OXNARD BLVD	COMPLETED - CASE CLOSED
SHELL OIL SS - C STREET	1111 C ST	COMPLETED - CASE CLOSED
SHELL OIL SS - OXNARD	915 OXNARD BLVD	COMPLETED - CASE CLOSED
SHELL SS - OXNARD	915 OXNARD BLVD.	COMPLETED - CASE CLOSED

Site	Location	Status
TEXACO SS - OXNARD (JOE'S)	1720 OXNARD BLVD	COMPLETED - CASE CLOSED
TORRENCE 1990 LIVING TRUST	1555 OXNARD BL	COMPLETED - CASE CLOSED
TUNE UP MASTERS SHOP	740 OXNARD BLVD S	COMPLETED - CASE CLOSED
TUNE-UP MASTERS	740 OXNARD BLVD	COMPLETED - CASE CLOSED
UNOCAL #3484	1400 OXNARD BLVD	COMPLETED - CASE CLOSED
UNOCAL #3484	1400 OXNARD BLVD S	COMPLETED - CASE CLOSED
V. B. ANDERSON	455 WOOLEY RD	COMPLETED - CASE CLOSED
VENCO PROPERTIES, INC	1247 MERCANTILE ST	COMPLETED - CASE CLOSED
VENTURA MFG. & IMPLEMENT	1265 COMMERCIAL AVE	COMPLETED - CASE CLOSED
VERIZON FACILITY	900 C STREET, SOUTH	COMPLETED - CASE CLOSED
VERIZON OXNARD CENTRAL OFFICE	900 C ST	COMPLETED - CASE CLOSED
VIKING FREIGHT SYSTEMS INC	1260 SAVIERS RD	COMPLETED - CASE CLOSED
WILLIAM CONLEY & SON	1340 OXNARD BLVD	COMPLETED - CASE CLOSED
YUBETA FAMILY TRUST	1284 C ST	COMPLETED - CASE CLOSED

Records for these sites were obtained through SWRCB's Geotracker system. All of these site have been closed. A review of the records for these sites identified no sites with potential residual contamination that might impact the subject property.

The All American Car Wash site is located 250 feet west of the subject property, on the other side of the adjacent motel. A review of the groundwater monitoring reports for this site confirms that the local groundwater gradient is toward the southwest, and that the leak at this site had no impact on the subject property.

4.2.5. Accidental Spills and Releases

The Emergency Response Notification System (ERNS) was reviewed for records of accidental spills and releases of hazardous material on the subject property.

No accidental spills or releases were identified.

4.2.6. Fuel Storage and Waste Management Activities

Federal and State sources were reviewed to identify underground storage tanks and/or hazardous materials handlers and waste generators on the subject property and any adjacent property. California Division of Oil, Gas, and Geothermal Resources records were also reviewed for active and historic oil and gas wells.

Neither the subject property nor any adjacent property is listed as a hazardous waste generator. One adjacent property is listed as a historical underground storage tank site.

V. B. ANDERSON	455 WOOLEY RD.	Inactive

This site is located about 150 feet north of the subject property, across E. Wooley Road. It was discussed above as a leaking tank; there is no evidence that is has impacted the subject property.

No oil or gas wells were identified.

4.2.7. Waste Management Activities in Surrounding Area

Federal and State sources were reviewed to identify RCRA Treatment, Storage and Disposal Facilities and solid waste facilities within one-half mile of the subject property.

No facilities hazardous waste transporters or landfills were identified.

4.2.8. Cortese List

The California Environmental Protection Agency is responsible for compiling a list of known contaminated sites, generally referred to as the "Cortese List." The list is used for planning, rather than regulatory purposes, and is compiled from the following sources:

Contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database by DTSC;

Leaking Underground Storage Tanks with known groundwater contamination, listed by he California State Water Resources Control Board;

Landfills which have evidence of groundwater contamination or known migration of hazardous materials, listed by the California Integrated Waste Management Board.

Each of these sources is separately referenced in this report. The subject property is not reported on the Cortese List.

4.3. Historical Use Information

4.3.1. Recorded Land Title Records

A chain of title report was not provided by the client for RNC's use in preparing this report. The Preliminary Title Report indicates that the property has been within a city-designated redevelopment area since 1976.

4.3.2. Aerial Photographs

Aerial photographs of the subject property were obtained from the U. S. Geological Survey, via EarthExplorer[2] and/or Google Earth.

Copies of the aerial photos are included in Appendix D of this report.

[2] http://earthexplorer.usgs.gov/

Aerial Photograph Review

Year	Subject Property	Surrounding Properties
1947	Site appears to be a residual farm parcel surrounded by an urbanizing area. A small farmstead is located in the north central part of the property.	Mix of developed and vacant lots. Industrial area to the north, residences to the west and south, agriculture to the east.
1967	Has been developed as a drive-in theater. Snack bar/concession building in center; screen at southeast corner.	Urbanized. Industrial areas to north and northeast; trailer park to southeast; commercial along S. Oxnard Blvd, residential further west & southwest. Motel present on west adjacent property. Small commercial buildings on parcels between site and Oxnard Blvd.
1980	No significant changes apparent.	Additional infill; no changes in land use pattern.
1994	Second screen has been added at northwest corner, and the northwest half of the site has been regraded to face that direction.	No significant changes apparent.
2003	Drive-in appears closed; scattered weeds throughout parking area; slab foundation remains of building.	No significant changes apparent.
2007	No significant changes apparent.	Some properties in the surrounding area cleared for redevelopment.
2009	No significant changes apparent.	Some new infill in area. Adjacent parcels along Oxnard Blvd. now vacant, with slab foundations visible.
2011	No significant changes apparent.	No significant changes apparent.
2015	No significant changes apparent.	No significant changes apparent.

4.3.3. USGS Topographic Maps

Historic U. S. Geologic Survey topographic maps of the Oxnard, California, 7.5' quadrangle, and an older map of the Hueneme, California 15′ quadrangle, were reviewed.

Copies of the maps are included in Appendix D of this report.

Topographic Map Review

Year	Subject Property	Surrounding Properties
1904	Wooley Road is mapped; a few scatter houses are present in the vicinity.	Oxnard is a small town a few blocks wide, a half mile north of the subject property. The area around the property appears rural.
1949	Oxnard Blvd has been added; one house present in the north central part of the property.	Oxnard is urbanized to the west of Oxnard Blvd; an industrial area is north of the property; to the east is an abandoned reservoir and then agricultural land
1967	Developed as a drive-in theater.	Additional infill; urbanized on the east side of the property.
2015	No development shown.	Surrounding area fully urbanized.

4.3.4. Sanborn Insurance Company Maps

The Sanborn Map Company produced a series of large-scale maps, dating from 1867 to the present and depicting the commercial, industrial, and residential sections of some twelve thousand cities and towns in North America. The maps show significant detail regarding dwellings, commercial buildings, and factories. Where available, Sanborn maps are a valuable source of information about past land uses.

The most recent Sanborn maps found of Oxford does not depict the subject property. Maps dated 1929 and 1950, show that the property directly to the north, across Wooley Road, was a sugar factory.

4.3.5.City Directories

R. L. Polk and Haines Criss-Cross directories were reviewed at the Ventura Public Library; the oldest available directory was published in 1964. Directories from 1964 through 1995 list the "Sky View Drive In" at 1250 S. Oxnard Blvd.

One adjacent property to the south, 1246 S. Oxnard Blvd., was identified as a gas station in the 1960s and 1970s; 1240 and 1246 S. Oxnard Blvd. continued to be the site(s) of automotive-related businesses until about 2005.

4.3.6. Property Tax Files

County Assessor records indicate that the property is undeveloped.

4.3.7. Other Public Information

An internet search found that the SkyView Drive-In opened on the site in September 1955.

5. Site Reconnaissance

A visual and physical reconnaissance of the subject property was conducted on August 24, 2015, by Neil O'Hara. The reconnaissance was conducted by walking around the entire perimeter of the property, and crossing the property as needed to assure that the entire site was observed. A site map and photographs of the subject property are attached to this report in Appendices A and B. A site visit/assessment checklist is attached to this report as Appendix C.

5.1. Site and Vicinity General Characteristics

The property is located in a mixed-use residential/commercial area, with light industrial property to the north and east.

5.2. Current Use of the Property

The property is currently vacant; several homeless campsites were observed along the fence lines.

5.2.1. Descriptions of Structures, Roads, Other Improvements on the Site

No intact structures or roads remain on the property. Foundations of drive-in theater facilities are present, including two ticket booths, a snack bar/restrooms/projection booth building, and two movie screens. A free-standing wall behind main screen is partially intact. Chain-link fencing is mostly intact along E. Wooley Road frontage and west side along alley; there gaps in fence along south side. An alley runs along the west and south edges of the property, connecting E. Wooley Road to S. Oxnard Boulevard, via the former entrance driveway at the southwest end of the property.

5.2.2. Potable Water Supply

Public water service is provided to the property. No service is currently active.

5.2.3. Sewage Disposal System

Public sewer service is provided to the property. No service is currently active.

Observations On Subject Property

Observation	YES	NO	Comments
Hazardous Substances Associated with Identified Uses		X	
Storage Tanks		X	
Drums		X	
Hazardous Materials Containers		X	
Unidentified Containers		X	
Pits, Ponds or Lagoons	X		What appears to be an electrical vault is located next to the concession stand foundation. Water and broken objects within; no evidence of hazardous materials
Drains or Sumps		X	
Pools of Liquid		X	
Wells (supply or monitoring)		X	
Odors		X	
Fill soil and debris		X	
Soil Stains, Stressed Vegetation		X	
Stains or Corrosion		X	
Potential Asbestos-Containing Materials		X	
Potential lead-based paint		X	

5.3. Current Uses of the Adjoining Properties

North: Railroad track; E. Wooley Road; light industrial property

East: Business park along north, trailer park to south

South: Vacant lots fronting on S. Oxnard Blvd.

West: Motel

Observed Conditions On Adjoining Properties

Observation	YES	NO	Comments
Hazardous Substances Associated with Identified Uses	X		Several business in industrial sites likely to involve hazardous materials. No evidence observed of spills, leaks, or misuse.
Storage Tanks		X	
Drums		X	
Hazardous Materials Containers		X	
Unidentified Containers		X	
Pits, Ponds or Lagoons		X	
Drains or Sumps		X	
Pools of Liquid		X	
Wells (supply or monitoring)		X	
Odors		X	
Fill soil and debris		X	
Soil Stains, Stressed Vegetation		X	
Stains or Corrosion		X	

6. Interviews

6.1. Owners and Occupants

Lesley Love and Lillian Hanna, of Robertson Property Group, provided information by telephone and email. The property is vacant; they has no knowledge of any previous uses of the property other than as a drive-in theater. They have owned the property for many years; in 2008, they acquired the adjacent parcels fronting on Oxnard Blvd. They is unaware of the presence of any hazardous materials on the property and is unaware of any lawsuits, liens or regulator actions against the property, either past, present, or pending.

A previous Phase I report which addressed both the subject property and the adjacent parcels was prepared on their behalf in 2008 by SECOR International Incorporated; SECOR found no evidence of recognized environmental conditions on the subject property. The SECOR report references two previous Phase II assessments. An assessment in 2004 collected three groundwater samples from along the north boundary of the property, and found no evidence of impacts to the site from offsite UST leaks. A 2008 assessment found that the USTs on the former gas station at 1246 S. Oxnard Blvd were removed in 1980. Soil and groundwater samples from that site found that minor localized contamination was present; there is no indication that there is any impact from this site on the subject property.

6.2. Government Officials

6.2.1. Oxnard Fire Department

The Oxnard Fire Department is the Certified Unified Program Agency ("CUPA") responsible for all oversight of hazardous materials storage, releases or spills, underground storage tanks, above ground storage tanks, and leaking underground storage tanks in Ventura County. The Department was contacted by telephone on August 25, 2015; Bo Medina, Sr. Fire Environmental Specialist, reported that they have no records for the subject property.

6.2.2. Ventura County Environmental Health Department

The Environmental Health Division hold many older hazardous materials records, and maintains its most commonly requested files in electronic format on the internet as a service to the public. Records reviewed include Leaking Underground Fuel Tanks, Voluntary Cleanup Program Solid Waste, Individual Sewage Disposal Systems, Hazardous Materials Program, Underground Tanks, and Hazardous Material Release Reports. A review of their records identified none relating to the subject property.

6.3. Findings

This assessment has found that:

- The subject property is a vacant former drive-in theater and an adjacent alley.
- The drive-in theater operated from 1955 until about 2000; prior to 1955 it was farmland.
- The property is located in a mixed commercial/residential neighborhood, with light industrial properties to the north and northeast.
- Numerous former cleanup sites and leaking UST sites are located in the surrounding area; however, we have identified no evidence that any of these sites has impacted the subject property. A previous Phase II assessment similarly found no evidence of offsite contamination.
- One of the adjacent properties to the southwest was a gas station prior to the implementation of UST regulations. Tanks were removed from that site in 1980. Minor localized contamination remains on that site; the local groundwater gradient is to the southwest, away from the subject property, so there is no indication of impact to the subject property from this source.

6.4. Data Gaps

None of the limitations of this assessment has result in a data gap of any significance.

6.5. Opinions

No evidence suggestive of the potential presence of recognized environmental conditions has been identified.

6.6. Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13, of 1250 S. Oxnard Blvd. (APN 204-0-020-260), located in the city of Oxnard, Ventura County, California, "the property". Any exceptions to, or deletions from, this practice are described in the Limitations Section of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

7. Signature of Environmental Professional

"I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in the §312.10 of 40 CFR part 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR part 312."

9/16/15

Neil O'Hara
Environmental Professional

8. Statement of Qualifications

The US EPA All Appropriate Inquiry rule defines an environmental professional as someone who "possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to a property, sufficient to meet the objectives and performance factors of the rule. In addition, an environmental

professional must have either a state or tribal issued certification or license and three years of relevant full-time work experience; a Baccalaureate degree or higher in science or engineering and five years of relevant full-time work experience; or ten years of relevant full-time work experience."

Neil O'Hara meets and exceeds this requirement based on the following qualifications:

- Bachelor of Science, Environmental Planning & Management; University of California, Davis, 1974.
- 25+ years professional full-time experience, including:

RNC Environmental, LLC. Founding partner, 2004; sole proprietor since 2007.

Neil O. Anderson & Associates, Lodi, CA. Senior Environmental Specialist, 1998-2004.

O'Hara Environmental, Volcano, CA. Independent consultant, 1995-1998.

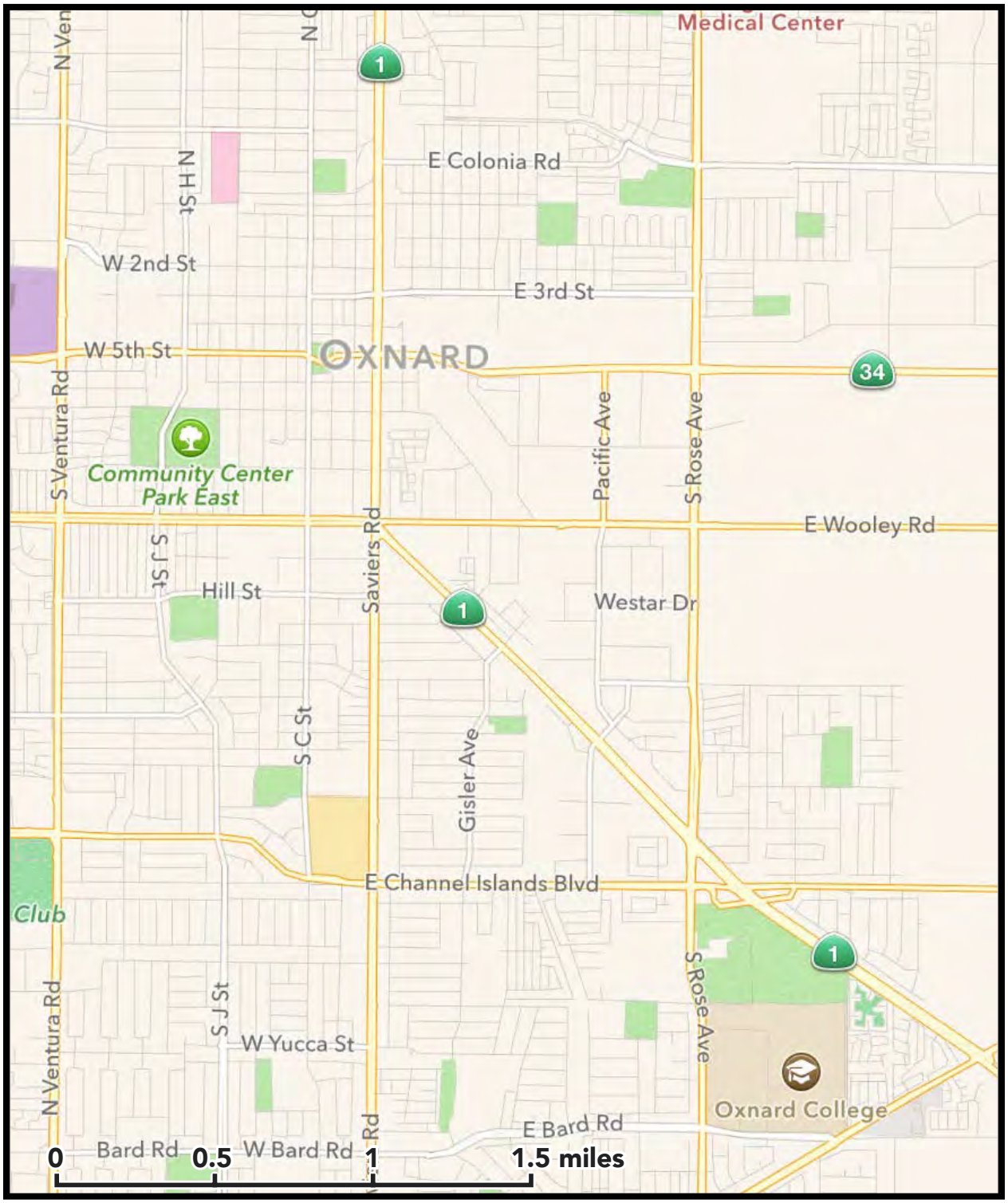
Sugnet & Associates, Roseville, CA. Water Quality Specialist, 1992-1995.

Limnion Corp., Concord, CA. Senior Biologist, 1989-1992.

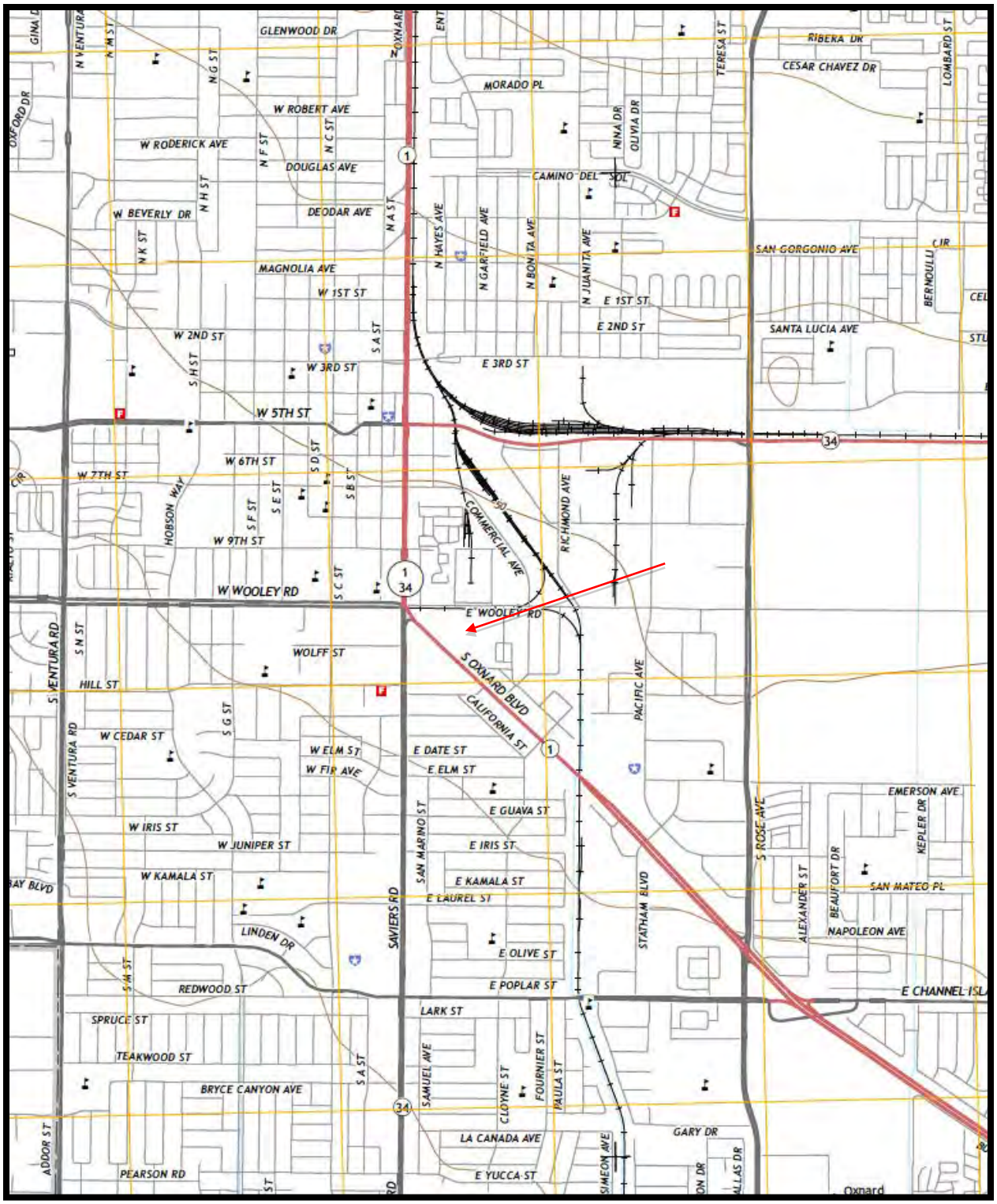
Mr. O'Hara was a California Registered Environmental Assessor (REA) from 1993 until the REA program was cancelled in 2012.

Mr. O'Hara's career in the environmental sciences includes 25+ years as a consultant and 15 years as an educator. His areas of expertise include environmental site assessment and due diligence, biological resources evaluation and wetlands assessment, CEQA compliance and regulatory compliance. He has conducted environmental assessments, trained and supported others in conducting such work, and provided third-party review services for a real estate investment fund. He has conducted over 200 Phase I Environmental Site Assessments, and provided third-party reviews for hundreds more.

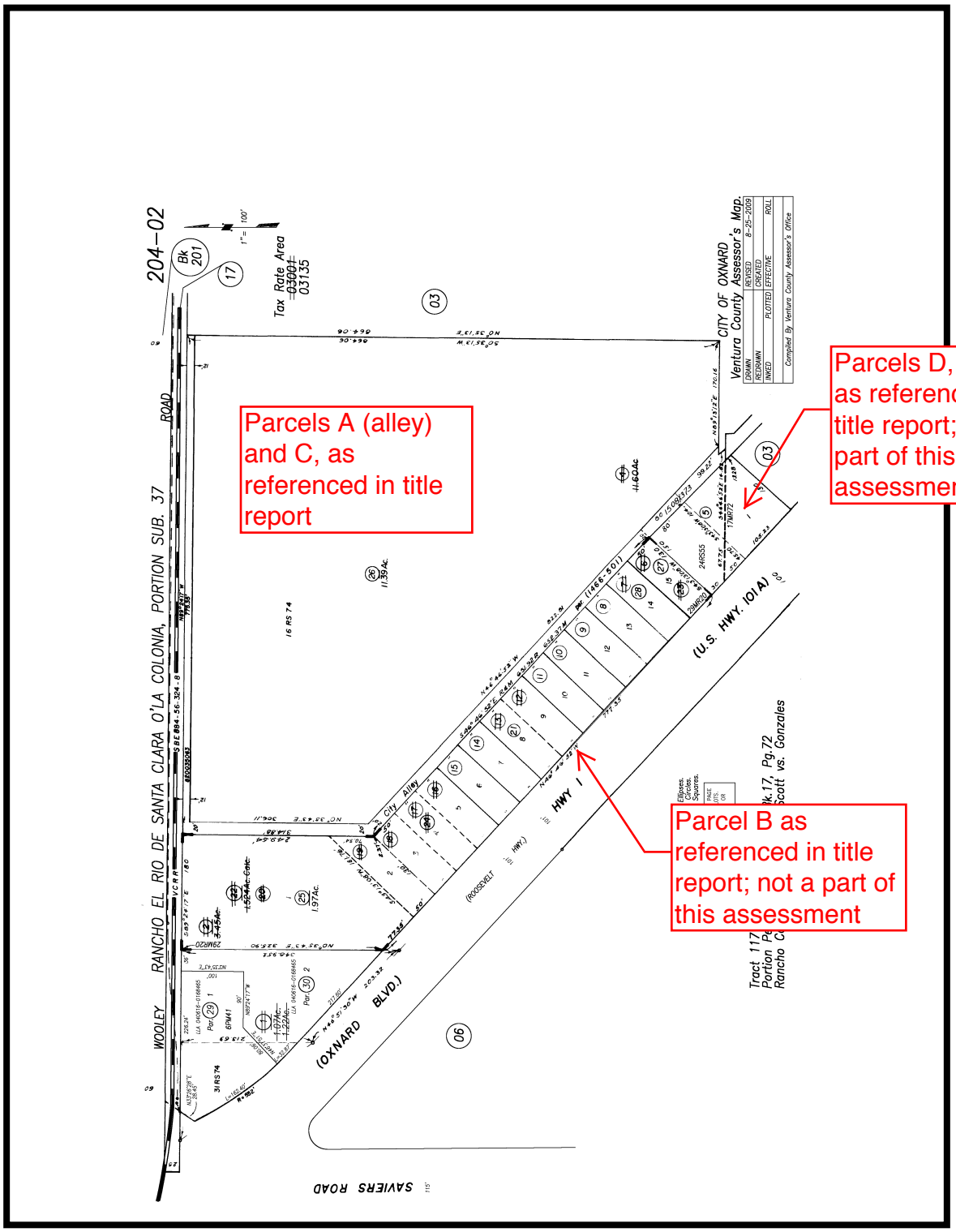
A. Location Maps



Location Map



USGS Topographic Map, Oxnard quad, 2015



Assessor's Parcel Map

Aerial Photo, 2013

B. Photographs

General view of property

Foundations of ticket booths

Parking mounds

Foundation of projection booth/snack bar

Electrical vault

Debris in vault

Foundation of main movie screen

Typical trash on property

Alley

Non-secure fence

Adjacent parcels between subject property and S. Oxnard Blvd.

Former accèss driveway to Drive-in

Adjacent trailer park; typical trash

Adjacent business park adjacent to east

Homeless campsite

Railroad, Wooley Road, and industrial property to north

Industry across Wooley Road

Looking west along Wooley Road

North end of alley; Wooley Road

Motel adjacent to west

Looking south from west end of property

Alley accessing trailer park to east

C. Site Assessment Checklist

RNC Environmental, LLC
3326 M Street * Sacramento, CA 95816
(888) 485-3330 * rnc-enviro.com

Phase I Site Reconnaissance Checklist

Project #	Site location	Date	By
1512A	1250 S. Oxnard Blvd, Oxnard, CA	8/24/15	Neil O'Hara

General Description of Property
Vacant former drive-in movie theater. Ground surface graded into curved mounds for parking/movie viewing. Parking areas asphalted; widespread weed growth through pavement cracking. Alley along west and southwest boundary.
General Description of Buildings
No standing buildings present. Foundations remain of 2 ticket booths, snack bar/restrooms/ projection booth, 2 movie screens. Free-standing wall behind main screen is partially intact. Chain-link fencing mostly intact along Wooley Road frontage and west side along alley; gaps in fence along south side.

	Observed Land Uses
Subject Property	vacant.
North	Railroad right of way; E. Wooley Road; light industrial area beyond
East	Older small business/light industrial development along north portion; trailer park to south
South	Vacant parcels along southwest border between property and S. Oxnard Blvd; include former access driveway to Drive-in; several slab foundations of old businesses.
West	Motel.
Other observations	Numerous automotive businesses along S. Oxnard Blvd. Clear evidence of homeless camping on subject property.

RNC Environmental, LLC
3326 M Street * Sacramento, CA 95816
(888) 485-3330 * rnc-enviro.com

Phase I Site Reconnaissance Checklist

Observed Hazardous Materials		
	Subject Property	**Adjacent Properties**
Any business typically associated with waste treatment, storage, disposal, processing, or recycling	None.	Light industry to north and northeast.
Pesticides, batteries, paints, or other chemicals	None.	None observed.
Industrial drums or sacks of chemicals	None.	None observed.
Unidentified open or damaged containers	None.	None observed.
Evidence of underground/ aboveground storage tanks	None.	One parcel to southwest appears to have been an old gas station/ car repair shop
Old or leaking electrical transformers	None.	None observed.
Comments		
Water and Wastewater		
	Subject Property	**Adjacent**
Potable water supply	None. Presumably was city.	City.
Sewage disposal	None. Presumably was city.	City.
Discharges to surface or pond	None.	None observed.
Wetlands or surface waters	None.	None.
Physical Observations		
	Subject Property	**Adjacent**
Stained Soil	None.	None observed.
Stressed/dead vegetation?(other than seasonal)	None. Healthy weed crop.	Weeds dead in access driveway and adjacent parcel.
Odors	None.	None.

RNC Environmental, LLC
3326 M Street * Sacramento, CA 95816
(888) 485-3330 * rnc-enviro.com

Phase I Site Reconnaissance Checklist

Trash and debris	Abundant around edges; mainly associated with homeless camps.	Moderate trash on parcels adjacent to S. Oxnard Blvd.
Fill soil	None.	None observed.
Wastewater discharges	None.	None.
Pits/ponds/lagoons	None.	None.
Monitoring wells	None.	None.

D. Historical Photos and Maps

1947

1967

1980

1994

2003

2007

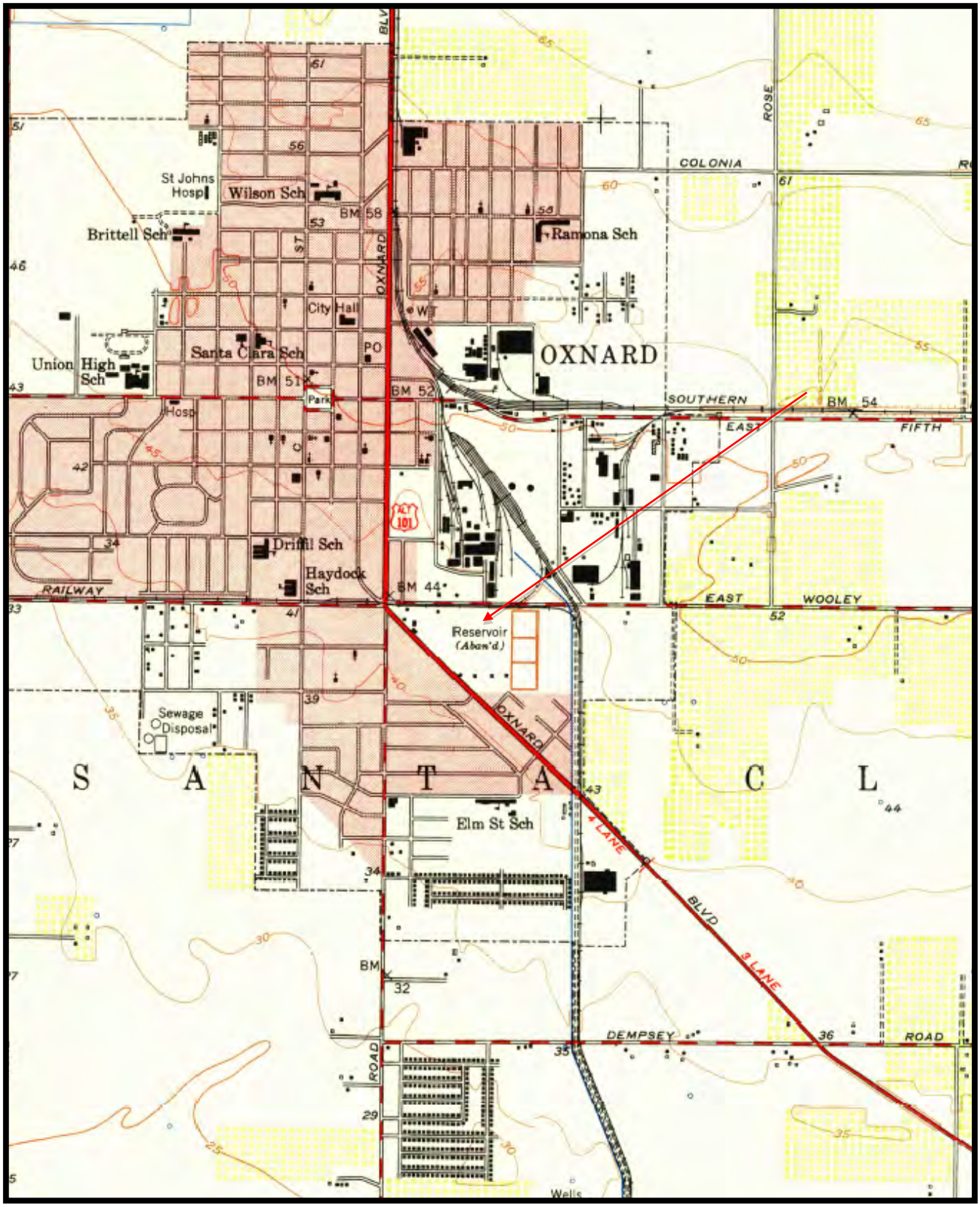
Donlon Ave
N Wooley Service Rd
E Wooley Rd
Industrial Ave
F St
C St
H St
J St
A St
1
E Pacific Coast Hwy
E Ash St
California St
Image USDA Farm Service Agency

2009

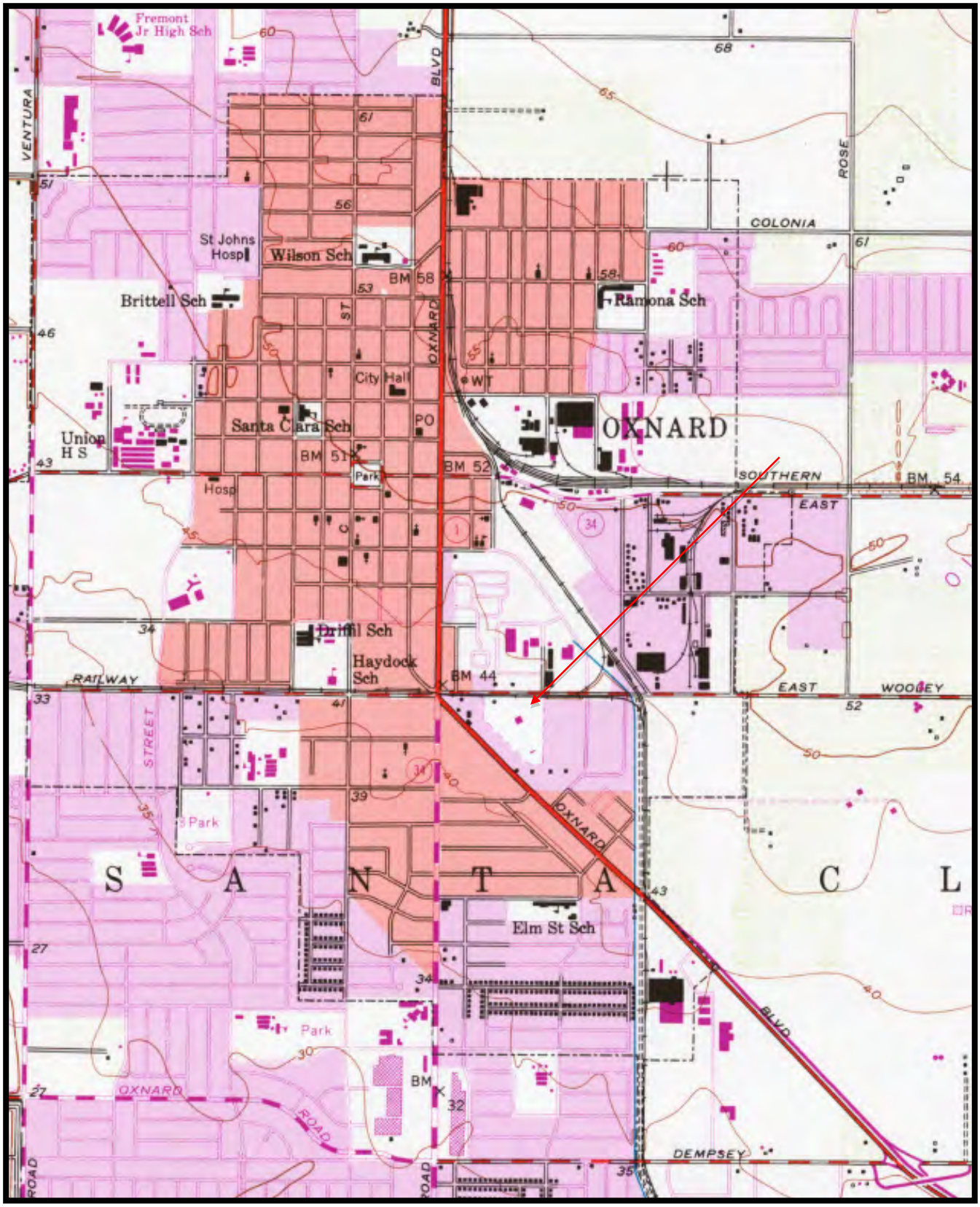
2011

2015

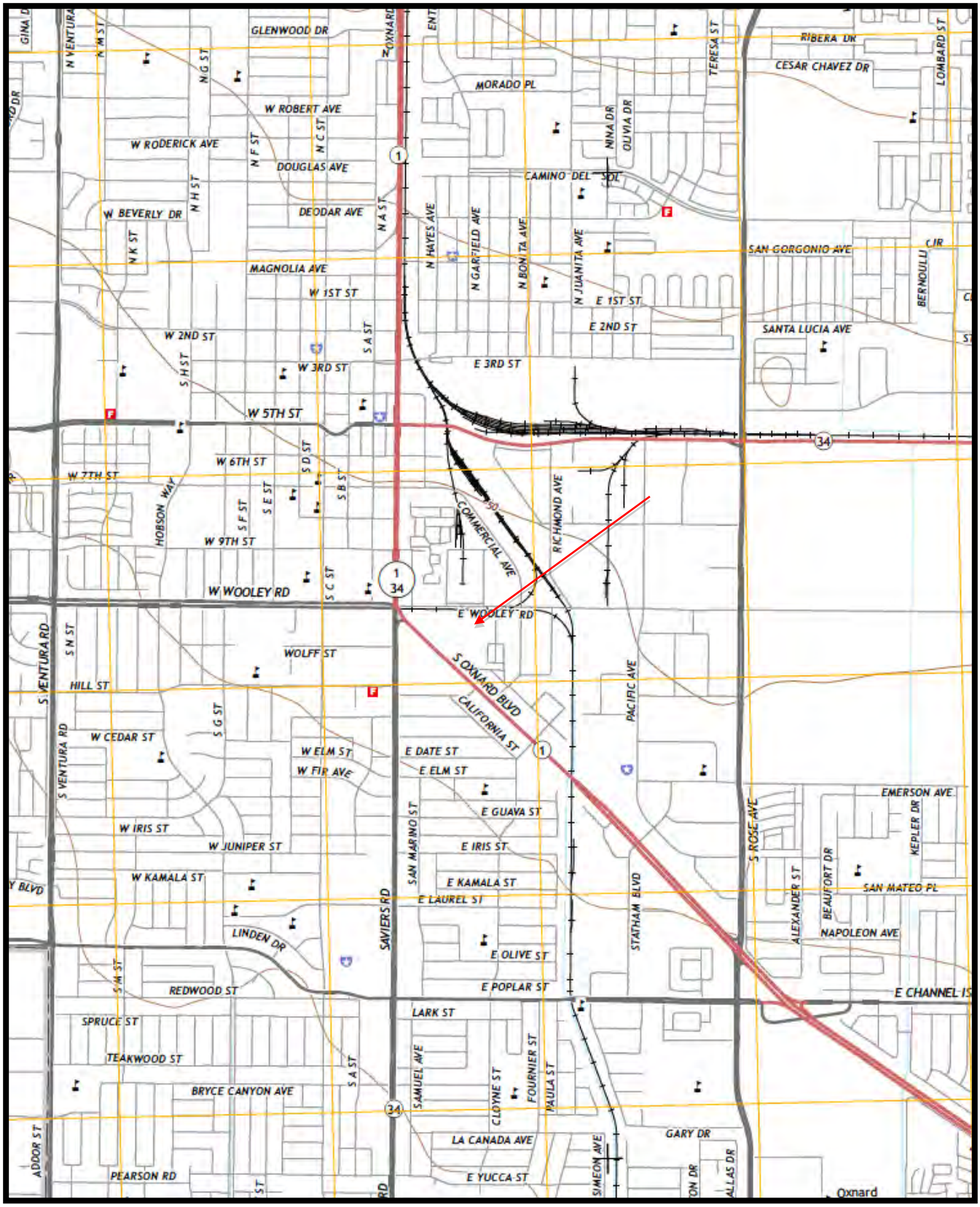
1904


St Johns Hosp
Wilson Sch
Brittell Sch
Ramona Sch
City Hall
Santa Clara Sch
Union High Sch
OXNARD
COLONIA
ROSE
SOUTHERN
EAST
FIFTH
WOOLEY
RAILWAY
Driffil Sch
Haydock Sch
Reservoir (Aban'd.)
Sewage Disposal
S A N T A C L
Elm St Sch
4 LANE
3 LANE
BLVD
DEMPSEY
ROAD
Wells

1949


Fremont
Jr High Sch
VENTURA
St Johns
Hosp
Wilson Sch
BM 58
Brittell Sch
ST
OXNARD
BLVD
City Hall
WT
Ramona Sch
COLONIA
ROSE
Union
H S
Santa Clara Sch
PO
OXNARD
BM 51
Park
BM 52
SOUTHERN
BM 54
Hosp
EAST
Driffill Sch
Haydock
Sch
BM 44
RAILWAY
EAST
WOOLEY
STREET
Park
OXNARD
S A N T A C L
Elm St Sch
Park
BLVD
BM
32
OXNARD
ROAD
DEMPSEY
ROAD

1967


GLENWOOD DR
W ROBERT AVE
W RODERICK AVE
DOUGLAS AVE
W BEVERLY DR
DEODAR AVE
MAGNOLIA AVE
W 1ST ST
W 2ND ST
W 3RD ST
W 5TH ST
W 6TH ST
W 7TH ST
W 9TH ST
W WOOLEY RD
E WOOLEY RD
WOLFF ST
HILL ST
W CEDAR ST
W ELM ST
W FIR AVE
W IRIS ST
W JUNIPER ST
W KAMALA ST
LINDEN DR
REDWOOD ST
SPRUCE ST
TEAKWOOD ST
BRYCE CANYON AVE
PEARSON RD
ADDOR ST
S VENTURA RD
HOBSON WAY
MORADO PL
CAMINO DEL SOL
N HAYES AVE
N GARFIELD AVE
N BONITA AVE
N JUANITA AVE
E 1ST ST
E 2ND ST
E 3RD ST
SAN GORGONIO AVE
SANTA LUCIA AVE
RIBERA DR
CESAR CHAVEZ DR
TERESA ST
LOMBARD ST
BERNOULLI
COMMERCIAL AVE
RICHMOND AVE
S OXNARD BLVD
CALIFORNIA ST
PACIFIC AVE
E DATE ST
E ELM ST
E GUAVA ST
E IRIS ST
E KAMALA ST
E LAUREL ST
E OLIVE ST
E POPLAR ST
SAN MARINO ST
SAVIERS RD
STATHAM BLVD
S ROSE AVE
ALEXANDER ST
BEAUFORT DR
KEPLER DR
EMERSON AVE
SAN MATEO PL
NAPOLEON AVE
E CHANNEL IS
LARK ST
SAMUEL AVE
CLOYNE ST
FOURNIER ST
PAULA ST
LA CANADA AVE
E YUCCA ST
SIMEON AVE
GARY DR
Oxnard

2015

1041 Mel's Coffee Shop Restaurant 483-3964
1053 Avis Rent-A-Car 487-5613
Five Points Texaco 487-5613
1060 Vacant

110

WOOLEY RD INTERSECTS
1100 King Car Wash 483-5410
1103 Five Point Enco Service 487-8400
1117 Five Points Richfield 487-6608
1132 One-O-One Ranch House restr 483-4389
1151 Finn's Mobile Home Sales 483-2529
1156 Hertz Rent A Car 483-8169
Oxnard Lodge motel 483-9581
Stone Rudy
1200 Bob's Corrall Of Cars 486-7411
1205 Thompson Lumber Co 483-8615
1210 Three Coins Drive In restr 486-3306
1211 Muntz Stereo-Pak auto stereo-sales & serv 483-7813
1215 O K Radiator Shop repair 486-7817
1220 Auto Mart used cars 483-3413
1221 Jim's Garage & Imported Car Parts 487-2749
1229 Jim's Garage (Stge)
1229½ Jim's Garage (Stge)
1240 S & H Auto Parts & Service ret & whol 486-7351
1243 Advanced Electronics hi-fi components 486-3585
1246 Siverly Gulf Service 483-7717
1247 One-O-One Motel 483-9787
1250 Sky View Drive In Theatre 486-1212
1263 Ramsey Motel 483-9748
1275 Pettigrew's Muffler Service 483-1313
1280 K P M J Radio 483-2303
K O X R Radio 483-2305
Musart Of Ventura County background music 483-2303
Oxnard Broadcasting Corp 483-2303
1281 Oxnard Welding Co 483-8613
1290 Loop's Restaurant 483-7254
Kiwanis Club Of South Oxnard
1304 Oxnard Concrete Pipe Co 483-1214
1313 Goodrich B F Co tires 486-6381
ASH ST INTERSECTS
1325 Melody Of Love tavern 483-9883
1340 B I T Motor Co used cars 483-8018
1345 Harmonson Auto Sales & Service used

1964

A Nationwide Symbol of Dependable Service — Oxnard (93030)

248

WOOLEY RD INTERSECTS 110
1100 King Car Wash 483-5410
1117 Five Points Arco 487-4175
1132 One-O-One Ranch House restr 483-4389
1151 Finn's Mobile Home Sales 483-2529
1156 Oxnard Lodge motel 483-9581
1200 Vacant
1205 Thompson Lumber Co 483-8615
1210 Three Coins Drive In restr 486-3306
1211 Muntz Stereo-Oxnard sls & serv 483-7813
1215 O K Radiator Shop repair 486-7817
1220 Vacant
1221 Jim's Garage & Imported Car Parts 487-2749
1229 Jim's Garage (Stge)
1240 S & H Auto Parts & Service ret & whol 486-7351
1243 Econo-Mist gas sav device installer 483-3478
1247 One-O-One Motel 483-9787
1250 Sky View Drive In Theatre 486-1212
1263 Ramsey Motel 483-9748
1275 Pettigrew Muffler Service 483-1313
1280 K P M J Stereo 105 483-2303
Oxnard Broadcasting Corp 483-2303
1281 Oxnard Welding Co
1290 Keely's Restaurant 483-7254
Kiwanis Club Of South Oxnard
1304 Oxnard Concrete Pipe Co 483-1214
1313 Goodrich B F Co tires 486-6381
ASH ST INTERSECTS
1325 Bounty The tavern 487-1176
1340 B I T Motor Co used cars 483-8018
1345 Rader Bill Used Cars 486-1629
PINE BEGINS
1400 Shuler's Union Service 483-2710
1401 Trans King Transmissions 487-5453
1417 A-One Lawn Mower & Saw 483-6234

1970

939 Pep Boys auto sups 486-6387
1000 Lunsford Toyota 487-9494
1012 Regalodge Motel 486-8381
Kanter Tom
1032 Roberts Appliance hsehold 483-0117
1041 Sizzler Steak House 483-9368
1060 Van-T-Cal restr 487-0143
1061 Under Constn

110

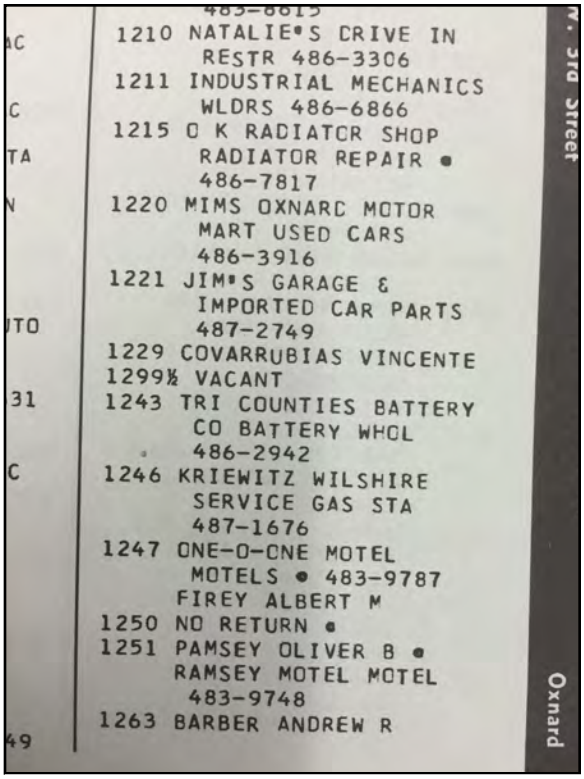
WOOLEY RD INTERSECTS
1100 All American Car Wash 483-5410
1117 Vacant
1132 One-O-One Ranch House restr 483-4389
1151 Thompson Lbr (YD)
1156 Oxnard Lodge motel 483-9581
Marx Richd
1200 Vacant
1205 Thompson Lumber Co 483-8615
1210 Sunrise Donuts 486-8625
1211 Muntz Stereo Oxnard sls & serv 483-7813
1215 O K Radiator Shop repair 486-7817
1221 Jim's Garage & Imported Car Parts 487-2749
1229 Jim's Garage (Stge)
1240 S & H Auto Parts & Service ret & whol 486-7351
1243 Sea & Gales Real Est 487-3835
1246 Economy Self Service 487-9151
1247 One-O-One Motel 487-5237
1250 Sky View Drive In Theatre 486-1212
1263 Ramsey Motel 483-9748
1280 Technical Products & Servs 659-0230
Oxnard Broadcasting Corp 483-2303

1975

930	XXXX	00		
939	PEP BOYS	486-6387		
1000	LUNSFORD TOYOTA	487-9494		
1012	REGALODGE MOTEL	486-8381		
1021	XXXX	00		
1032	FIVE PTS APPLIANCE	483-0117	3	
1041	SIZZLER STEAK HOUSE	483-9368	7	
1053	XXXX	00		
1055	FIRST NATIONWD SVGS	483-9555	3	
1060	VAN T CAL	487-0143		
1100	ALL AMER CAR WASH	483-4544	4	
1101	XXXX	00		
1117	CONROYS	486-6311	2	
	CONROYS FLOWERS	486-6311		
1132	ONE O ONE RANCH HSE	483-4389	2	
1151	XXXX	00		
1156	OXNRD LODGE MOTEL	483-9581	1	
1205	ODONNELL CHAS J	483-8615		
	THOMPSON LUMBER CO	483-8615		
1210	SUNRISE DONUTS	486-8625	0	
1211	MUNTZ STEREO OXNRD	483-7813		
1215	O K RADIATOR SHOP	486-7817		
1220	XXXX	00		
1221	XXXX	00		
1225	WESTERN MATRL HNDLN	487-7842	+5	
1240	S&H AUTO PARTS&SERV	486-7351		
	THOMAS R CONSTRUCTN	487-1586	4	
1243	GALES D INVST RLEST	487-3835	3	
1246	XXXX	00		
1247	FLANAGAN LARRY	486-5731	+5	
	FOSHEE EUGENE	486-0361	+5	
	LUNA BALVINA	483-5225	+5	
	ONE O ONE MOTEL	487-8237	6	
1250	SKY VIEW DRIVE IN	486-1212		
1263	RAMSEY MOTEL&APTS	483-0219	2	
	SANTIAGO MANUEL L	483-6207	7	
1274	AUTO DIENST	483-8485	4	
1275	XXXX	00		
1280	TECHNICAL PRODUCT	486-2337	2	
1281	XXXX	00		

PACIFIC
SIMI VAL
711 XXXX
720 XXXX
727 JOHNS
743 WILLIA
810 XXXX
827 XXXX
843 XXXX
845 BOUDR
858 JAIN A
923 XXXX
926 FLORY
936 SOPER
940 CONRO
958 MCRAE
974 XXXX
975 PRINTZ
1020 XXXX
1063 SIMI VI
1074 DELAC
1087 XXXX
ZIP
6360 XXXX
6394 SCHUS
★ 1 BUS
PACIFIC

1980



483-8815
1210 NATALIE'S CRIVE IN
RESTR 486-3306
1211 INDUSTRIAL MECHANICS
WLDRS 486-6866
1215 O K RADIATOR SHOP
RADIATOR REPAIR •
486-7817
1220 MIMS OXNARC MOTOR
MART USED CARS
486-3916
1221 JIM'S GARAGE &
IMPORTED CAR PARTS
487-2749
1229 COVARRUBIAS VINCENTE
1299½ VACANT
1243 TRI COUNTIES BATTERY
CO BATTERY WHOL
486-2942
1246 KRIEWITZ WILSHIRE
SERVICE GAS STA
487-1676
1247 ONE-O-ONE MOTEL
MOTELS • 483-9787
FIREY ALBERT M
1250 NO RETURN •
1251 PAMSEY OLIVER B •
RAMSEY MOTEL MOTEL
483-9748
1263 BARBER ANDREW R

Oxnard

1985

DIRECTORY 1990

..OXNARD BLVD S 93030 CONT..
★REGALODGE MOTEL 486-8381
★TRANSCEIVER FACSMIL 486-1395 9
1021 XXXX 00
1032 ★FIVE PTS APPLIANCE 483-0117 3
1041 ★SIZZLER STEAK SEAFD 487-5508 8
1053 XXXX 00
1055 ★1ST NATIONWIDE BANK 483-9555 8
1060 ★KOZY KITCHEN RSTRNT 487-0143 7
1100 ★ALL AMER CAR WASH 483-4544 4
1101 XXXX 00
1117 ★CONROYS FLORIST 486-6311
1132 ★ONE O ONE RANCH HSE 483-4389 2
1151 XXXX 00
1156 ★OXNRD LODGE MOTEL 483-9581 1
1205 ★ODONNELL CHAS J 483-8615
★THOMPSON LUMBER CO 483-8615
1210 ★SUNRISE DONUTS 486-8625
1211 ★A M PRODUCTIONS 483-3595
★ANOINTED MUSIC 483-3595
1215 ★O K RADIATOR SHOP 486-7817
1220 XXXX 00
1221 ★DISCOUNT FRNTR WRHS 483-6799 9
1225 ★FIVE POINT AUTO SLS 483-2886 +0
1240 ★S&H AUTO PARTS&SERV 486-7351
1243 ★GALES DAVENPORT 487-3835 3
1246 XXXX 00
1247 MEZA Margarita 486-5648 +0
QUINTANA Alfred E 486-2570 8
1250 ★SKY VIEW DRIVE IN 486-1212
1263..... RAMSEY APTS
IVERTON Charlottie 486-2565 +0
ORTIZ John 486-9958 +0
★RAMSEY APARTMENTS 483-0219 2
SANTIAGO Manuel L 483-6207
1263.....
1274 XXXX 00
1275 ★SALINAS AUTO REPAIR 483-6838 9

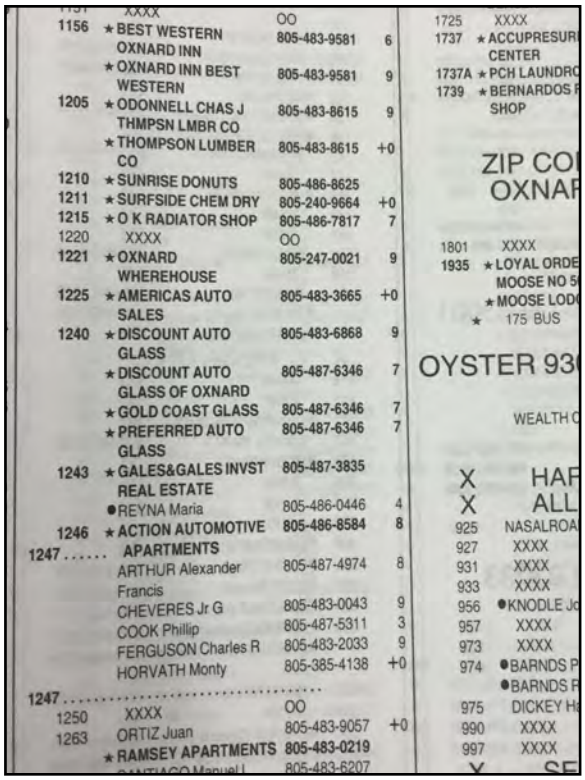
..PACIFIC AV
552 XXXX
556 ★CASEY MCCRYS
568 ★IMPACT DISPLA
★WENCO PRODU
616 ★OXNRD RADIAT
620 XXXX
624 ★ELITE AUTO BO
632 ★COAST AUTOW
635 ★VALENTINES F
644 XXXX
655 ★PAC AUTO SAL
660 XXXX
666 ★OXNRD PEST C
677 ★BEELER WLDG
★BEELER WLDG
★PAC SMALL E
715 XXXX
720 XXXX
725 ★M I DRILLING
731 ★DEBUSSCHER
★PAC AVENUE
750 XXXX
1060 ★OXNRD CTY E
★OXNRD CTY C
★OXNRD CTY S
ZIP CO
1617 ★DUANE LEES
★INTELLIBOT
LEE Duane
★OLEARY BR
OLEARY De
★TOLD PRPR

1985

★TRANSCEIVERFAX SRV
1021 XXXX 00
1032 ★FIVE POINTS APPLNC 483-0117
★HOME APPLIANCE 648-6011 2
★ROBERTS APPLIANCE 483-0117 1
★ROBERTS HOME APPLNC 648-6011 3
1041 ★SIZZLER RSTRNTS 487-5508 8
1053 XXXX 00
1055 ★PARKS ACPNCTRE&HRBS 487-9917 2
★1ST NATIONWIDE BANK 483-9555 8
1060 ★KOZY KITCHEN RSTRNT 487-0143 7
1100 ★ALLAMERICAN CAR W 486-7504 +5
1101 XXXX 00
1117 ★CONROYS FLOWERS 486-6311
1132 XXXX 00
1151 XXXX 00
1156 ★OXNRD INN 483-9581
1205 ★ODONNELL CHAS J 483-8615
★THOMPSON LUMBER CO 483-8615
1210 ★SUNRISE DONUTS 486-8625
1211 ★ANOINTED MUSIC 483-0596 2
1215 ★OK RADIATOR SHOP 486-7817 +5
1220 XXXX 00
1221 ★EL ROBLE FRNTR WRHS 483-6799 2
1225 ★M A ENTERPRISES 483-1044 +5
1240 ★A PLUS DIAGNSTC&ATO 486-6679 +5
★BERNARD COLLIN&CO 487-7773 +5
1243 ★GALES&GALES INVST 487-3835
REYNA Maria 486-0446 4
1246 ★SMOG MASTERS 486-5343 +5
1247 COOK Phillip 487-5311 3
ESKRIDGE W 483-2117 +5
PATTERSON Betty 487-7598 +5
PATTERSON Chas 487-7598 +5
1250 ★SKY VW DRVE IN THTR 486-1212
1263 CAMPOS Cathy 487-4592 +5
★RAMSEY APARTMENTS 483-0219
SANTIAGO Manuel L 483-6207
1274 XXXX 00

PACIF
OXNA

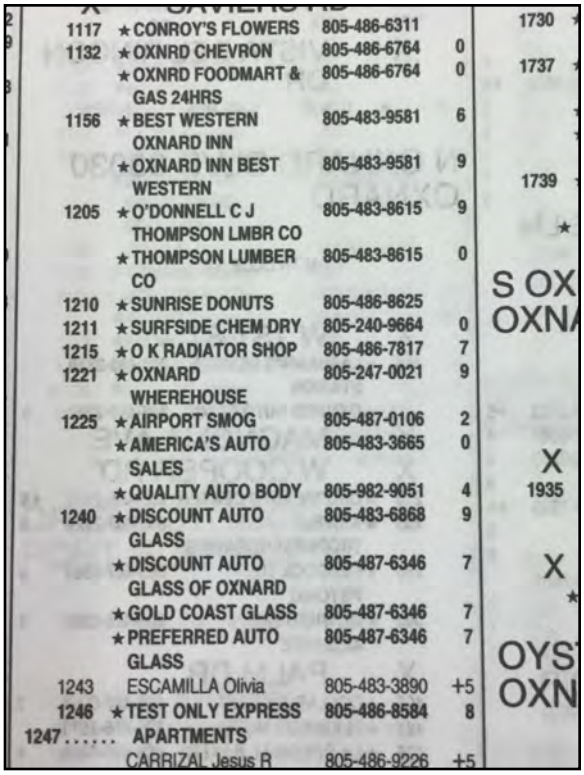
1995



XXXX OO
1156 ★BEST WESTERN OXNARD INN 805-483-9581 6
★OXNARD INN BEST WESTERN 805-483-9581 9
1205 ★ODONNELL CHAS J THMPSN LMBR CO 805-483-8615 9
★THOMPSON LUMBER CO 805-483-8615 +0
1210 ★SUNRISE DONUTS 805-486-8625
1211 ★SURFSIDE CHEM DRY 805-240-9664 +0
1215 ★O K RADIATOR SHOP 805-486-7817 7
1220 XXXX OO
1221 ★OXNARD WHEREHOUSE 805-247-0021 9
1225 ★AMERICAS AUTO SALES 805-483-3665 +0
1240 ★DISCOUNT AUTO GLASS 805-483-6868 9
★DISCOUNT AUTO GLASS OF OXNARD 805-487-6346 7
★GOLD COAST GLASS 805-487-6346 7
★PREFERRED AUTO GLASS 805-487-6346 7
1243 ★GALES&GALES INVST REAL ESTATE 805-487-3835
•REYNA Maria 805-486-0446 4
1246 ★ACTION AUTOMOTIVE 805-486-8584 8
1247..... APARTMENTS
ARTHUR Alexander 805-487-4974 8
Francis
CHEVERES Jr G 805-483-0043 9
COOK Phillip 805-487-5311 3
FERGUSON Charles R 805-483-2033 9
HORVATH Monty 805-385-4138 +0
1247.....
1250 XXXX OO
1263 ORTIZ Juan 805-483-9057 +0
★RAMSEY APARTMENTS 805-483-0219
SANTIAGO Manuel L 805-483-6207

1725 XXXX
1737 ★ACCUPRESUR CENTER
1737A ★PCH LAUNDRO
1739 ★BERNARDOS F SHOP
ZIP CO
OXNAR
1801 XXXX
1935 ★LOYAL ORDE MOOSE NO 5
★MOOSE LOD
★ 175 BUS
OYSTER 93
WEALTH C
X HAR
X ALL
925 NASALROA
927 XXXX
931 XXXX
933 XXXX
956 •KNODLE Jo
957 XXXX
973 XXXX
974 •BARNDS P
•BARNDS R
975 DICKEY H
990 XXXX
997 XXXX

2000

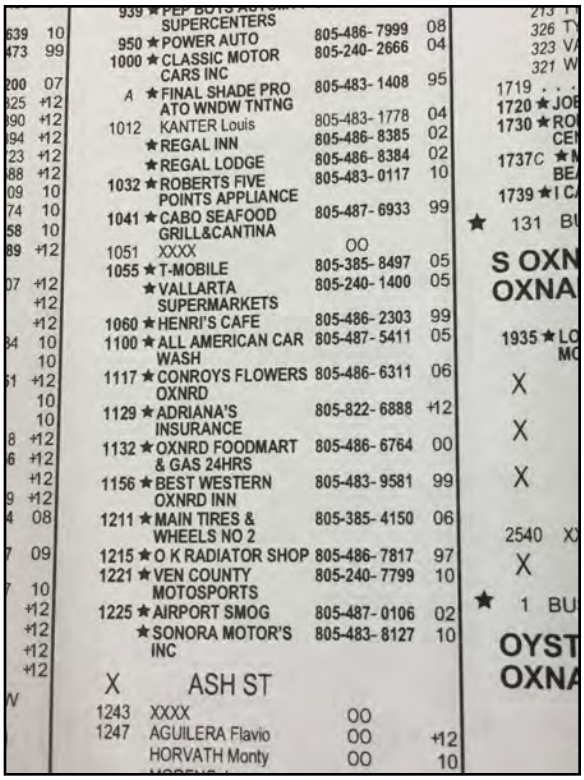


1117	★CONROY'S FLOWERS	805-486-6311	
1132	★OXNRD CHEVRON	805-486-6764	0
	★OXNRD FOODMART & GAS 24HRS	805-486-6764	0
1156	★BEST WESTERN OXNARD INN	805-483-9581	6
	★OXNARD INN BEST WESTERN	805-483-9581	9
1205	★O'DONNELL C J THOMPSON LMBR CO	805-483-8615	9
	★THOMPSON LUMBER CO	805-483-8615	0
1210	★SUNRISE DONUTS	805-486-8625	
1211	★SURFSIDE CHEM DRY	805-240-9664	0
1215	★O K RADIATOR SHOP	805-486-7817	7
1221	★OXNARD WHEREHOUSE	805-247-0021	9
1225	★AIRPORT SMOG	805-487-0106	2
	★AMERICA'S AUTO SALES	805-483-3665	0
	★QUALITY AUTO BODY	805-982-9051	4
1240	★DISCOUNT AUTO GLASS	805-483-6868	9
	★DISCOUNT AUTO GLASS OF OXNARD	805-487-6346	7
	★GOLD COAST GLASS	805-487-6346	7
	★PREFERRED AUTO GLASS	805-487-6346	7
1243	ESCAMILLA Olivia	805-483-3890	+5
1246	★TEST ONLY EXPRESS	805-486-8584	8
1247.....	APARTMENTS		
	CARRIZAL Jesus R	805-486-9226	+5

2005

1000	★CLASSIC MOTOR CARS INC	805-240-2666	4
	★FINAL SHADE PRO ATO WNDW TNTNG	805-483-1408	
1012	KANTER Louis	805-483-1778	4
	★REGAL INN	805-486-8385	2
	★REGAL LODGE	805-486-8384	2
1032	★FIVE POINTS APPLIANCE	805-483-0117	
1041	★CABO SEAFOOD GRILL&CANTINA	805-487-6933	
1051	XXXX	OO	
1055	★T-MOBILE	805-385-8497	5
	★VALLARTA SUPERMARKETS	805-240-1400	5
1060	★HENRI'S CAFE	805-486-2303	
1100	★ALL AMERICAN CAR WASH	805-487-5411	5
1117	★CONROY'S FLOWERS	805-486-6311	6
1132	★OXNRD FOODMART & GAS & 24HRS	805-486-6764	
1156	★OXNARD INN BEST WESTERN	805-483-9581	
1210	★SUNRISE DONUTS	805-486-8625	
1211	★MAIN TIRES & WHEELS NO 2	805-385-4150	6
	★SURFSIDE CHEM DRY	805-240-9664	
	★SURFSIDE CHEM DRY	818-225-2436	
1215	★O K RADIATOR SHOP	805-486-7817	
1221	XXXX	OO	
1225	★AIRPORT SMOG	805-487-0106	2
	★AMERICA'S AUTO SALES	805-483-3665	
	★QUALITY AUTO BODY	805-982-9051	4
	X ASH ST		
1240	★PREFERRED AUTO GLASS	805-487-6346	8
1243	AGUILERA Senaida	805-247-1831	5

2010



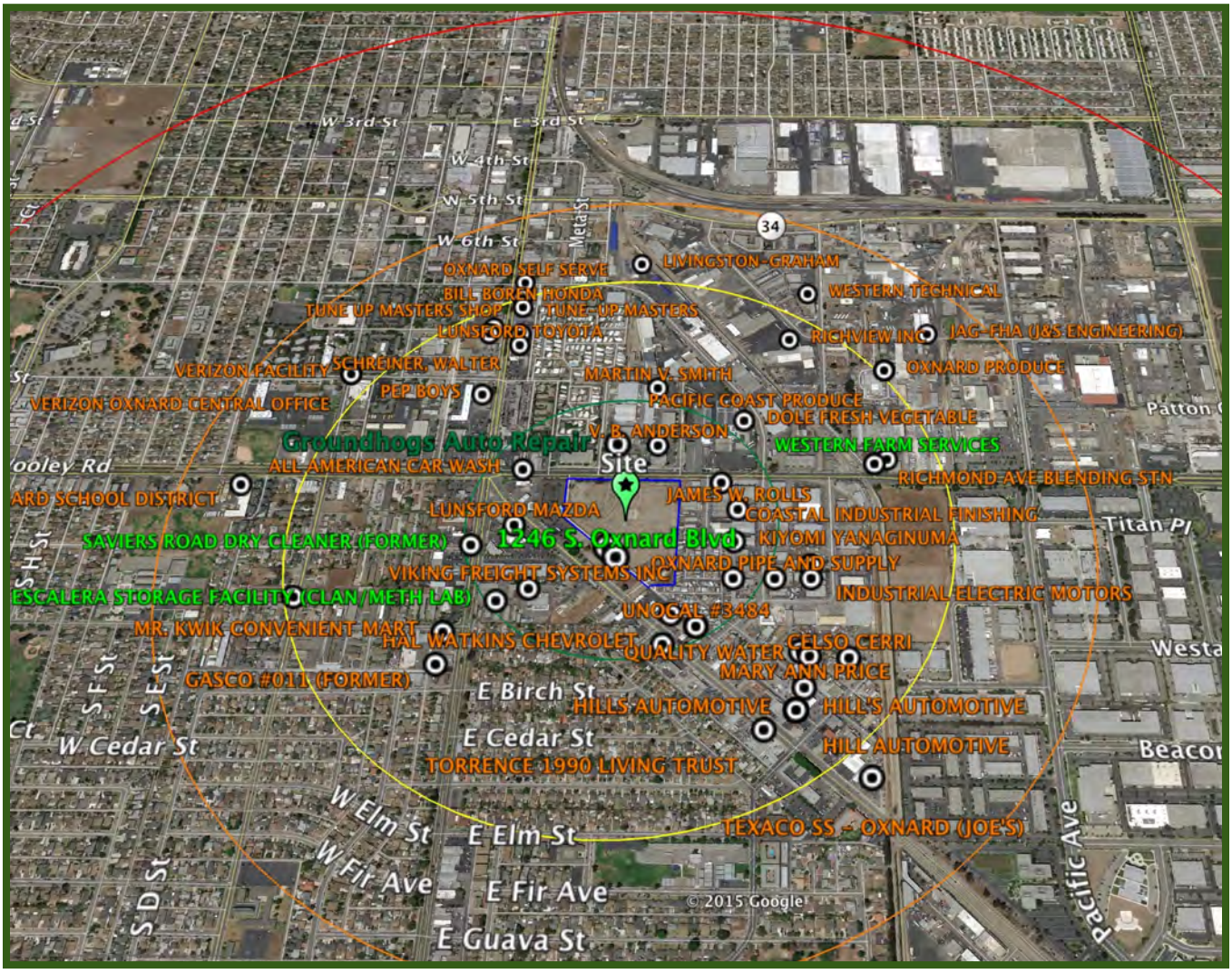
939	★PEP BOYS AUTOMOTIVE SUPERCENTERS	805-486-7999	08
950	★POWER AUTO	805-240-2666	04
1000	★CLASSIC MOTOR CARS INC	805-483-1408	95
A	★FINAL SHADE PRO ATO WNDW TNTNG	805-483-1778	04
1012	KANTER Louis	805-486-8385	02
	★REGAL INN	805-486-8384	02
	★REGAL LODGE	805-483-0117	10
1032	★ROBERTS FIVE POINTS APPLIANCE	805-487-6933	99
1041	★CABO SEAFOOD GRILL&CANTINA	OO	
1051	XXXX	805-385-8497	05
1055	★T-MOBILE	805-240-1400	05
	★VALLARTA SUPERMARKETS	805-486-2303	99
1060	★HENRI'S CAFE	805-487-5411	05
1100	★ALL AMERICAN CAR WASH	805-486-6311	06
1117	★CONROYS FLOWERS OXNRD	805-822-6888	+12
1129	★ADRIANA'S INSURANCE	805-486-6764	00
1132	★OXNRD FOODMART & GAS 24HRS	805-483-9581	99
1156	★BEST WESTERN OXNRD INN	805-385-4150	06
1211	★MAIN TIRES & WHEELS NO 2	805-486-7817	97
1215	★O K RADIATOR SHOP	805-240-7799	10
1221	★VEN COUNTY MOTOSPORTS	805-487-0106	02
1225	★AIRPORT SMOG	805-483-8127	10
	★SONORA MOTOR'S INC		
	X ASH ST		
1243	XXXX	OO	
1247	AGUILERA Flavio	OO	+12
	HORVATH Monty	OO	10

2012

E. Government Records Search

Regulatory Records Review

Gateway Station
1250 S. Oxnard Blvd.
Oxnard, California 93030

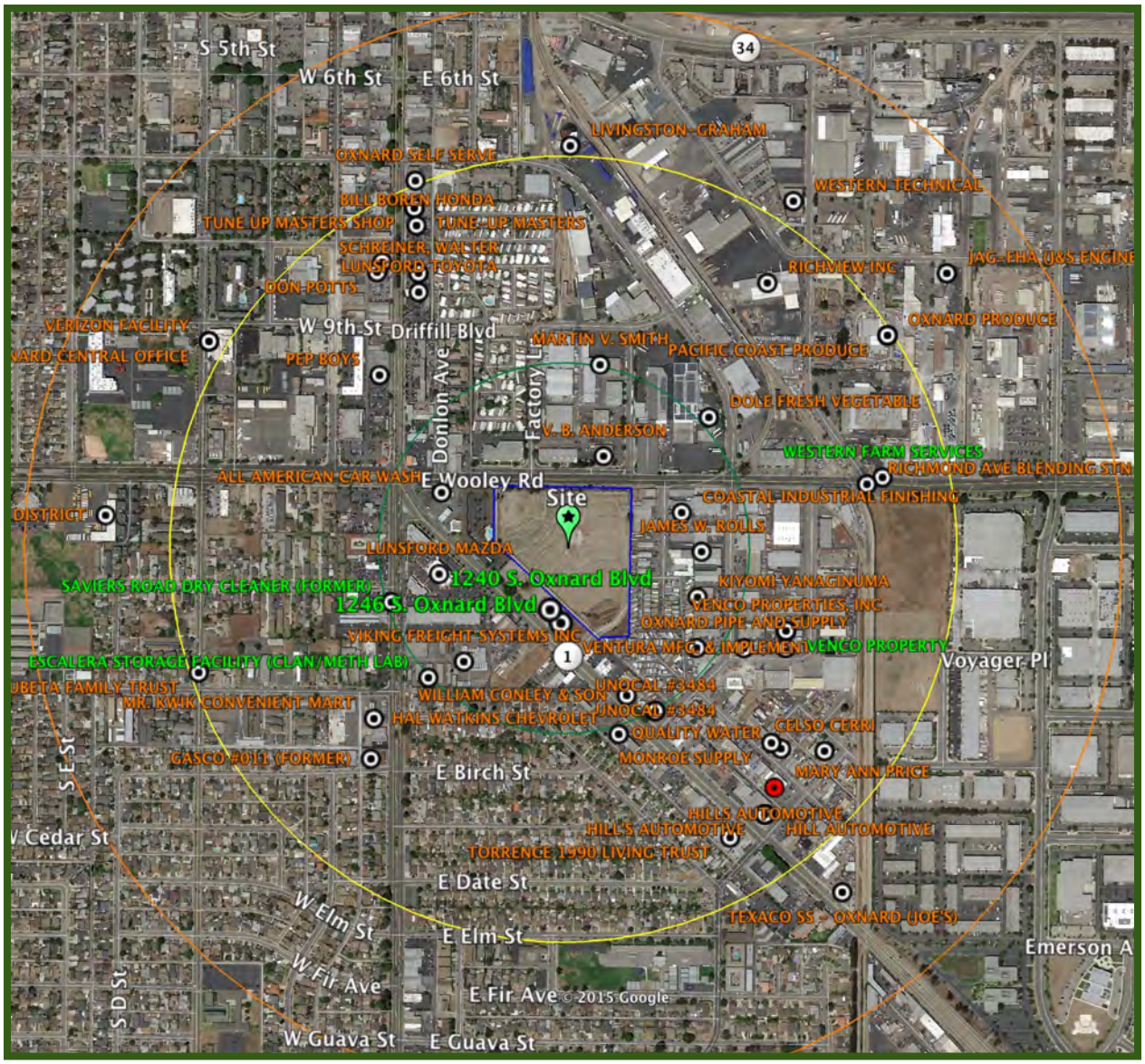


Waste Management Activities; Underground Fuel Tanks: Subject and Adjacent Properties
Spills and Releases; Land use limitations: Subject property only

Waste Management Activities; Underground Fuel Tanks: Subject and Adjacent Properties
Spills and Releases; Land use limitations: Subject property only

SOURCE	SITE	LOCATION	STATUS
RCRA	*none*		
Hazardous Waste Tracking System	**S And H Auto Parts And Service Inc**	**1240 S. Oxnard Blvd**	**Inactive as of 1993**
	ROBERTSON PROPERTY GROUP	**1240 S. Oxnard Blvd**	**Inactive as of 2008**
	SMOG MASTERS	**1246 OXNARD BLVD**	**Inactive as of 1997**
	ACTION AUTOMOTIVE TEST ONLY EXPRESS	**1246 OXNARD BLVD**	**Inactive as of 2005**
	AUTO REPAIR EXPRESS	**1246 OXNARD BLVD**	**Inactive as of 2006**
UST (CURRENT)	*NONE*		
UST (HISTORIC)	**V. B.ANDERSON**	**455 E. WOOLEY RD**	**INACTIVE AS OF 1994**
ERNS	*NONE*		
LAND USE LIMITATIONS	*NONE*		

Hazardous Waste Cleanup Sites, Voluntary and non-priority
Leaking Underground Fuel Tanks
Landfills; Transport, Storage and Disposal Facilities
One-half mile



Hazardous Waste Cleanup Sites, Voluntary and non-priority
Leaking Underground Fuel Tanks
Landfills; Transport, Storage and Disposal Facilities
One-half mile

SOURCE	SITE	LOCATION	STATUS
CERCLIS (NON-NPL)	*NONE*		
STATE CLEANUP SITES	*NONE*		
REGIONAL CLEANUP SITES	**VENCO PROPERTY**	**1247 MERCANTILE**	**OPEN - SITE ASSESSMENT**
	WESTERN FARM SERVICES	**1015 EAST WOOLEY ROAD**	**OPEN - REMEDIATION**
DELISTED NPL	*NONE*		
CERCLIS - NO FURTHER ACTION	**OXNARD PLATING CORPORATION**	**1100 SOUTH MERCANTILE STREET**	**SITE DOES NOT QUALIFY FOR THE NPL**
	BORG-WARNER CHEMICALS	**1000 FACTORY LANE**	**SITE DOES NOT QUALIFY FOR THE NPL**
BROWNFIELDS	*NONE*		
LUFT	**A T & T COMMUNICATIONS**	**1050 C ST**	**COMPLETED - CASE CLOSED**
	ALL AMERICAN CAR WASH	**1100 OXNARD BLVD**	**COMPLETED - CASE CLOSED**
	BILL BOREN HONDA	**760 OXNARD BLVD**	**COMPLETED - CASE CLOSED**
	CELSO CERRI	**725 DATE ST**	**COMPLETED - CASE CLOSED**
	COASTAL INDUSTRIAL FINISHING	**1120 INDUSTRIAL AVE**	**COMPLETED - CASE CLOSED**
	DOLE FRESH VEGETABLE	**1001 COMMERCIAL AVE.**	**COMPLETED - CASE CLOSED**
	DON POTTS	**821 OXNARD BL**	**COMPLETED - CASE CLOSED**
	GASCO #011 (FORMER)	**1369 SAVIERS RD**	**COMPLETED - CASE CLOSED**
	HAL WATKINS CHEVROLET	**1345 OXNARD BLVD**	**COMPLETED - CASE CLOSED**
	HILL AUTOMOTIVE	**1560 OXNARD BLVD**	**COMPLETED - CASE CLOSED**
	HILL'S AUTOMOTIVE	**1560 OXNARD BLVD S**	**COMPLETED - CASE CLOSED**
	HILLS AUTOMOTIVE	**1560 OXNARD BLVD.**	**COMPLETED - CASE CLOSED**
	HONDA OF OXNARD	**983 OXNARD BLVD**	**COMPLETED - CASE CLOSED**
	INDUSTRIAL ELECTRIC MOTORS	**811 MERCANTILE**	**COMPLETED - CASE CLOSED**
	JAMES W. ROLLS	**1153 COMMERICAL AVE**	**COMPLETED - CASE CLOSED**

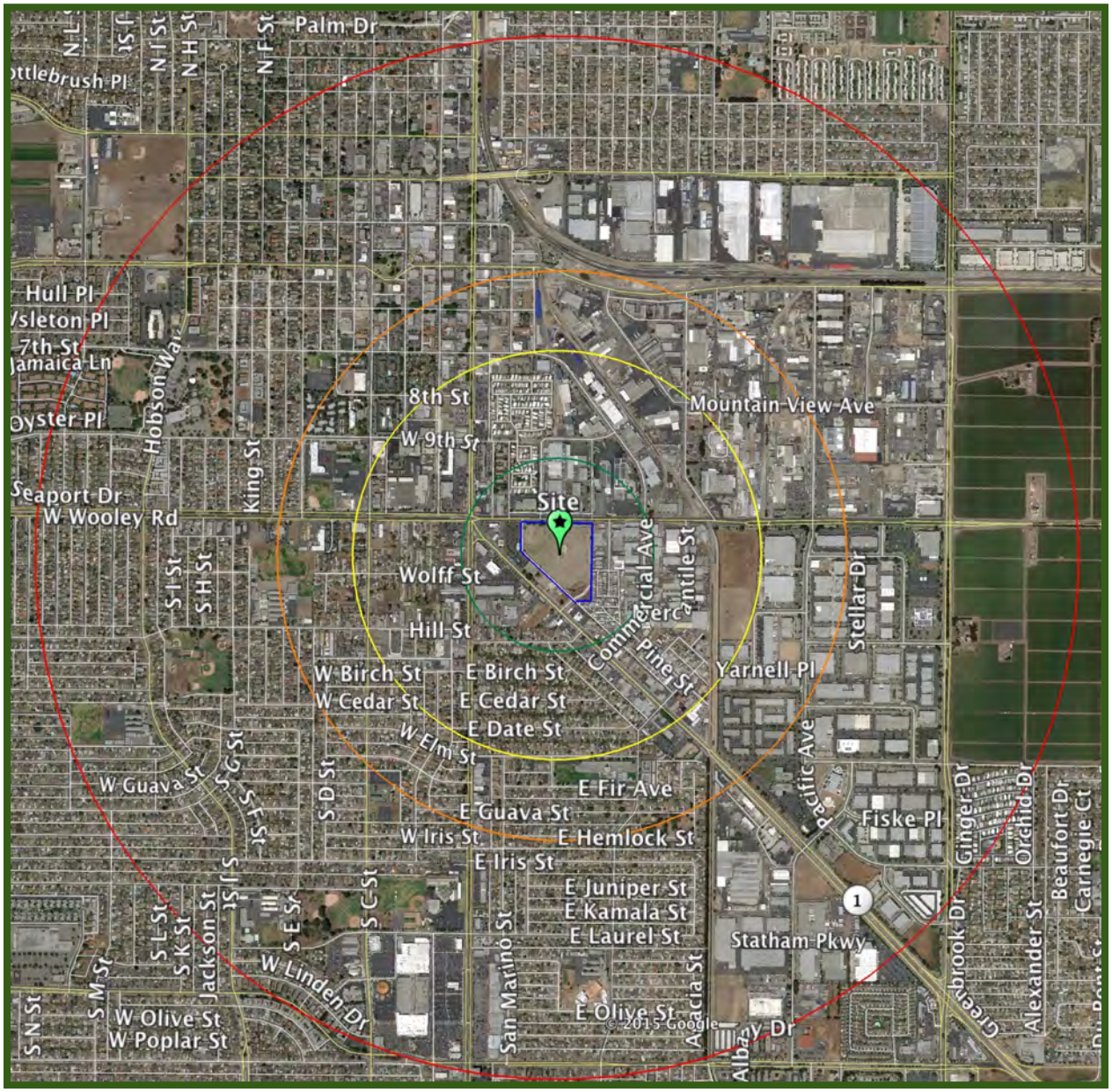
Hazardous Waste Cleanup Sites, Voluntary and non-priority
Leaking Underground Fuel Tanks
Landfills; Transport, Storage and Disposal Facilities
One-half mile

SOURCE	SITE	LOCATION	STATUS
	JOSE/GARY'S AUTO REPAIR	801 OXNARD BLVD	COMPLETED - CASE CLOSED
	KIYOMI YANAGINUMA	1217 COMMERCIAL AVE	COMPLETED - CASE CLOSED
	LUNSFORD MAZDA	1205 OXNARD BLVD	COMPLETED - CASE CLOSED
	LUNSFORD TOYOTA	858 OXNARD BLVD	COMPLETED - CASE CLOSED
	M M SIAM	815 OXNARD BL	COMPLETED - CASE CLOSED
	MARTIN V. SMITH	921 INDUSTRIAL AVE	COMPLETED - CASE CLOSED
	MARY ANN PRICE	1559 PINE ST	COMPLETED - CASE CLOSED
	MONROE SUPPLY	1524 PINE ST	COMPLETED - CASE CLOSED
	MR. KWIK CONVENIENT MART	1309 SAVIERS RD	COMPLETED - CASE CLOSED
	OXNARD PIPE AND SUPPLY	1260 COMMERCIAL AVE	COMPLETED - CASE CLOSED
	OXNARD PRODUCE	950 MOUNTAIN VIEW AVE	COMPLETED - CASE CLOSED
	OXNARD SCHOOL DISTRICT	514 WOOLEY RD.	COMPLETED - CASE CLOSED
	OXNARD SCHOOL DISTRICT	1055 C ST	COMPLETED - CASE CLOSED
	PACIFIC COAST PRODUCE	950 MOUNTAIN VIEW AVE.	COMPLETED - CASE CLOSED
	PEP BOYS	939 OXNARD BLVD	COMPLETED - CASE CLOSED
	QUALITY WATER	1530 PINE ST	COMPLETED - CASE CLOSED
	RICHMOND AVE BLENDING STN	RICHMOND & WOOLEY	COMPLETED - CASE CLOSED
	RICHVIEW INC	771 MOUNTAIN VIEW AVE	COMPLETED - CASE CLOSED
	SCHREINER, WALTER	820 OXNARD BLVD	COMPLETED - CASE CLOSED
	SHELL OIL SS - C STREET	1111 C ST	COMPLETED - CASE CLOSED
	SHELL OIL SS - OXNARD	915 OXNARD BLVD	COMPLETED - CASE CLOSED
	SHELL SS - OXNARD	915 OXNARD BLVD.	COMPLETED - CASE CLOSED
	TEXACO SS - OXNARD (JOE'S)	1720 OXNARD BLVD	COMPLETED - CASE CLOSED

Hazardous Waste Cleanup Sites, Voluntary and non-priority
Leaking Underground Fuel Tanks
Landfills; Transport, Storage and Disposal Facilities
One-half mile

SOURCE	SITE	LOCATION	STATUS
	TORRENCE 1990 LIVING TRUST	1555 OXNARD BL	COMPLETED - CASE CLOSED
	TUNE UP MASTERS SHOP	740 OXNARD BLVD S	COMPLETED - CASE CLOSED
	TUNE-UP MASTERS	740 OXNARD BLVD	COMPLETED - CASE CLOSED
	UNOCAL #3484	1400 OXNARD BLVD	COMPLETED - CASE CLOSED
	UNOCAL #3484	1400 OXNARD BLVD S	COMPLETED - CASE CLOSED
	V. B. ANDERSON	455 WOOLEY RD	COMPLETED - CASE CLOSED
	VENCO PROPERTIES, INC	1247 MERCANTILE ST	COMPLETED - CASE CLOSED
	VENTURA MFG. & IMPLEMENT	1265 COMMERCIAL AVE	COMPLETED - CASE CLOSED
	VERIZON FACILITY	900 C STREET, SOUTH	COMPLETED - CASE CLOSED
	VERIZON OXNARD CENTRAL OFFICE	900 C ST	COMPLETED - CASE CLOSED
	VIKING FREIGHT SYSTEMS INC	1260 SAVIERS RD	COMPLETED - CASE CLOSED
	WILLIAM CONLEY & SON	1340 OXNARD BLVD	COMPLETED - CASE CLOSED
	YUBETA FAMILY TRUST	1284 C ST	COMPLETED - CASE CLOSED
RCRIS-TRANSPORT, STORAGE & DISPOSAL	*NONE*		
LANDFILLS	*NONE*		

Superfund, Priority State Cleanup, RCRA Corrective Actions: One mile



Superfund, Priority State Cleanup, RCRA Corrective Actions: One mile

SOURCE	SITE	LOCATION	STATUS
NPL ("SUPERFUND")	*NONE*		
RCRA CORRECTIVE ACTIONS	*NONE*		
STATE NPL-EQUIVALENT	*NONE*		

Information Sources

All data was obtained directly from the various regulatory agencies on the date of this report. All data is the most recent available, and is current as of the report date, unless noted otherwise below.

US ENVIRONMENTAL PROTECTION AGENCY'S (USEPA) ENVIROFACTS WAREHOUSE

http://www.epa.gov/emefdata/em4ef.home

The following sources are maintained by the US Environmental Protection Agency's (USEPA) Envirofacts Warehouse, and are searched using Enviromapper. Search tools on the Enviromapper site are used to located the subject property on a map, and generate a list of all EPA-regulated sites within one mile of the subject property. Zooming and manual review are used to identify sites within the ASTM-specified search distance for the various data sources.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)

CERCLIS is the Superfund database that is used to support management in all phases of the Superfund program. The system contains information on all aspects of hazardous-waste sites including an inventory of sites, planned and actual site activities, and financial information. It contains information on hazardous-waste site assessment and remediation from 1983 to the present.

National Priority List (NPL)

NPL is a subset of CERCLIS and identifies sites for priority cleanup under the Superfund Program.

Brownfields - Assessment, Cleanup and Redevelopment Exchange System (ACRES)

ACRES captures grantee reported data on environmental activities and accomplishments (assessment, cleanup and redevelopment), funding, job training, and details on cooperative partners and leveraging efforts - a central objective of the Brownfields Program. Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands.

Resource Conservation and Recovery Information System - (RCRIS)

The Resource Conservation and Recovery Act (RCRA) requires that generators, transporters, treaters, storers, and disposers of hazardous waste (as defined by the federally-recognized hazardous waste codes) provide information concerning their activities to state environmental agencies. These agencies then provide the information to regional and national U.S. Environmental Protection Agency (EPA) offices. The database in which EPA has organized this information is called the Resource Conservation and Recovery Information System (RCRIS).

Subsets of the RCRIS data which are considered separately within the Phase I Environmental Site Assessment include:

Corrective Action Activity (CORRACTS)
Transport, Storage & Disposal Facilities
Hazardous Waste Handlers and Generators

Information Sources

US Environmental Protection Agency, Superfund Site Information

http://cumulis.epa.gov/supercpad/

The Superfund Site Information database is searched by city and/or zip code, as a redundant source to Enviromapper, to confirm that all relevant sites have been identified. It is also the source for:

CERCLIS - No Further Remedial Action Planned (NFRAP)

Site identified in the CERCLIS database, described above, may be designated as No Further Action sites. In addition, many sites have been archived. The Archive designation indicates the site has no further interest under the Federal Superfund Program based on available information. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Redundant search by city or zip code at Superfund Information Systems (http://cumulis.epa.gov/supercpad/) to confirm that all relevant sites have been identified.

Delisted NPL

Delisted NPL sites are contained within the CERCLIS and NFRAP databases, and are identified in the course of searching those sources.

California Department of Toxic Substances Control (DTSC) - Envirostor

http://www.envirostor.dtsc.ca.gov/public/

State Hazardous Waste Cleanup Sites

The EnviroStor database provides access to detailed information on hazardous waste permitted and corrective action facilities, as well as existing site cleanup information. EnviroStor allows you to search for information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted or have been completed under DTSC's oversight.

Envirostor provides an online GIS application which can be searched for all regulates sites within a specified search distance from a specific address. Where the subject property does not have a street address, latitude and longitude can be used. Links from the map provide detailed file information, allowing for a full agency file review for most identified facilities.

Subsets of the Envirostor data which are considered separately within the Phase I Environmental Site Assessment include:

State Response & Federal Superfund Sites
Voluntary Cleanup Sites
Statewide Evaluation Sites
Corrective Action Sites
School Cleanup and Evaluation Sites
Border Zone / Hazardous Waste Evaluation Sites
Land Use Restrictions
Hazardous Waste Permits

Information Sources

STATE WATER RESOURCES CONTROL BOARD - GEOTRACKER

http://geotracker.waterboards.ca.gov

GeoTracker is the Water Boards' data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense, Site Cleanup Program) as well as permitted facilities such as operating USTs and land disposal sites. GeoTracker provides most of the public record for a site to the public through its Document Manager Module of over 350,000 documents, including regulatory communication with responsible parties, regulatory actions such as records of decision documents, and all data and documents submitted by the responsible party using Business to Government Reporting Module for Electronic Submission of Information.

Data accessed through the GeoTraker GIS portal, which are considered separately within the Phase I Environmental Site Assessment include:

Leaking Underground Fuel Tanks
Registered Underground Tanks
Spills, Leaks Investigations and Cleanups (SLIC)
Deed Restrictions / Land Use Restrictions

CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY

http://www.calrecycle.ca.gov/SWFacilities/Directory/search.aspx

Facility Information Toolbox (FacIT)

The Facility Information Toolbox (FacIT) is a facility inventory of California's solid waste handling, recycling, and market infrastructure, and a capacity projection model. The facility inventory includes primary processors (transfer stations, materials recovery facilities, compost facilities, etc.) and secondary processors (recycled feedstock producers, recycled product manufacturers, etc.), emerging technology facilities, disposal facilities, and some primary collection facilities. The capacity model predicts future waste amounts and the need for new recycling and solid waste facilities in California.

U.S. COAST GUARD, NATIONAL RESPONSE CENTER

http://www.nrc.uscg.mil

Emergency Response Notification System (ERNS)

ERNS contains records of accidental spills and released of hazardous materials.

CALIFORNIA DEPARTMENT OF CONSERVATION, DIVISION OF OIL, GAS, AND GEOTHERMAL RESOURCES

http://www.conservation.ca.gov/dog/Pages/WellFinder.aspx

Oil and Gas Well Finder

Records of oil and gas wells in California.

Department of Toxic Substances Control

Matthew Rodriquez
Secretary for
Environmental Protection

Barbara A. Lee, Director
1001 I Street
P.O. Box 806
Sacramento, California 95812-0806

Edmund G. Brown Jr.
Governor

EPA ID PROFILE

ID Number: CAL000070588 **Name :** S AND H AUTO PARTS AND SERVICE INC

Status: INACTIVE **Inactive Date:** 06/30/1993 **Record Entered:** 07/28/1993 **Last Updated:** 06/28/2001

County: VENTURA **NAICS:** **SIC:**

	Name	Address	City	State	Zip Code	Phone
Location	S AND H AUTO PARTS AND SERVICE INC	1240 SOUTH OXNARD BLVD	OXNARD	CA	930300000	
Mailing		1240 SOUTH OXNARD BLVD	OXNARD	CA	930300000	
Owner	--	--	--	99	--	0000000000
Operator/ Contact	INACTIVE PER FEE FORM 93/94	3-10-95 MB	--	99	--	--

Based ONLY upon ID Number **CAL000070588**

Calif. Manifests ?	Non Calif. Manifests ?	Transporter Registration ?
NO	NO	NO

California and Non California Manifest Tonnage Total and Waste Code by Year Matrix by Entity Type (if available) are on the next page

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Department of Toxic Substances Control

Matthew Rodriquez
Secretary for
Environmental Protection

Barbara A. Lee, Director
1001 I Street
P.O. Box 806
Sacramento, California 95812-0806

Edmund G. Brown Jr.
Governor

EPA ID PROFILE

Map

ID Number: CAC002629923 **Name :** ROBERTSON PROPERTY GROUP

Status: INACTIVE **Inactive Date:** 11/02/2008 **Record Entered:** 05/05/2008 **Last Updated:** 11/10/2008

County: VENTURA **NAICS:** **SIC:**

	Name	Address	City	State	Zip Code	Phone
Location	ROBERTSON PROPERTY GROUP	1240 S OXNARD BLVD 34.187657 -119.174462	OXNARD	CA	930307420	
Mailing		120 N ROBERTSON BLVD	LOS ANGELES	CA	900483108	
Owner	ROBERTSON PROPERTY GROUP	1240 S OXNARD BLVD	OXNARD	CA	930307420	3108558296
Operator/ Contact	DARCY JUDD	120 N ROBERTSON BLVD	LOS ANGELES	CA	900483108	3108558296

Based ONLY upon ID Number **CAC002629923**

Calif. Manifests ?	Non Calif. Manifests ?	Transporter Registration ?
YES	NO	NO

California and Non California Manifest Tonnage Total and Waste Code by Year Matrix by Entity Type (if available) are on the next page

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Calif. Manifest Counts and Total Tonnage

Top line represents Manifest Count and Bottom line represents Total Tonnage

	GENERATOR
2008	2 2.0380

Non California Manifest Total Tonnage

Waste Code By Year By Entity Matrix Report
(based on California Manifests only)

Calif.	Generator	Transporter 1	Transporter 2	TSDF	Alt. TSDF
RCRA	Generator	Transporter 1	Transporter 2	TSDF	Alt. TSDF

Department of Toxic Substances Control

Matthew Rodriquez
Secretary for
Environmental Protection

Barbara A. Lee, Director
1001 I Street
P.O. Box 806
Sacramento, California 95812-0806

Edmund G. Brown Jr.
Governor

Hazardous Waste Handler(HWH) Summary Report

Selection Criteria :

ID Number :	CAC002629923	Name:	ROBERTSON PROPERTY GROUP
Entity :	GENERATOR		
Waste Code:	ALL		
Handling code:	ALL		
Start Ship Date:			
End Ship Date :			
Ship Year:	2008		
Sorted by:	Ship Year		

California Manifests:

Ship Year	Manifests	Total Tons
2008	2	2.0380
	Totals	**2.0380**

CA Waste Summary:

Ship Year	Waste Code	Total Tons	
2008	151	2.0000	= asbestos
2008	221	0.0380	= Halogenated solvents
	Totals	**2.0380**	

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Disposal Method Summary :

Ship Year	Method Code	Total Tons
2008	H039	0.0380
2008	H132	2.0000
	Totals	**2.0380**

Department of Toxic Substances Control

Matthew Rodriquez
Secretary for
Environmental Protection

Barbara A. Lee, Director
1001 I Street
P.O. Box 806
Sacramento, California 95812-0806

Edmund G. Brown Jr.
Governor

EPA ID PROFILE

Map

ID Number: CAL000160324 **Name :** SMOG MASTERS

Status: INACTIVE **Inactive Date:** 06/30/1997 **Record Entered:** 04/09/1996 **Last Updated:** 10/24/1997

County: VENTURA **NAICS:** **SIC:**

	Name	Address	City	State	Zip Code	Phone
Location	SMOG MASTERS	1246 OXNARD BLVD 34.213823 -119.177145	OXNARD	CA	930300000	
Mailing		1246 S OXNARD BLVD	OXNARD	CA	930307420	
Owner	BO HAMMER	1246 S OXNARD BLVD	OXNARD	CA	930307420	8054865343
Operator/ Contact	UNDELIVERABLE PER VF97 AH	1246 S OXNARD BLVD	OXNARD	CA	930307420	8054865343

Based ONLY upon ID Number **CAL000160324**

Calif. Manifests ?	Non Calif. Manifests ?	Transporter Registration ?
NO	NO	NO

California and Non California Manifest Tonnage Total and Waste Code by Year Matrix by Entity Type (if available) are on the next page

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Department of Toxic Substances Control

Matthew Rodriquez
Secretary for
Environmental Protection

Barbara A. Lee, Director
1001 I Street
P.O. Box 806
Sacramento, California 95812-0806

Edmund G. Brown Jr.
Governor

EPA ID PROFILE

Map

ID Number: CAL000216820 **Name :** ACTION AUTOMOTIVE TEST ONLY EXPRESS

Status: INACTIVE **Inactive Date:** 03/10/2005 **Record Entered:** 08/29/2000 **Last Updated:** 03/10/2005

County: VENTURA **NAICS:** 811111 **SIC:** 7538

	Name	Address	City	State	Zip Code	Phone
Location	ACTION AUTOMOTIVE TEST ONLY EXPRESS	1246 S OXNARD BLVD 34.188432 -119.175651	OXNARD	CA	930307420	
Mailing		1246 S OXNARD BLVD	OXNARD	CA	930307420	
Owner	MEMO ENTERPRISES	1246 S OXNARD BLVD	OXNARD	CA	930300000	8054868584
Operator/ Contact	GUILLERMO RANGEL PRESIDENT	1246 S OXNARD BLVD	OXNARD	CA	930307420	8054868584

Based ONLY upon ID Number **CAL000216820**

Calif. Manifests ?	Non Calif. Manifests ?	Transporter Registration ?
YES	NO	NO

California and Non California Manifest Tonnage Total and Waste Code by Year Matrix by Entity Type (if available) are on the next page

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Calif. Manifest Counts and Total Tonnage

Top line represents Manifest Count and Bottom line represents Total Tonnage

	GENERATOR
2003	2 7.9990
2004	1 0.1710

Non California Manifest Total Tonnage

Waste Code By Year By Entity Matrix Report
(based on California Manifests only)

Calif.	Generator	Transporter 1	Transporter 2	TSDF	Alt. TSDF
RCRA	Generator	Transporter 1	Transporter 2	TSDF	Alt. TSDF

Department of Toxic Substances Control

Matthew Rodriquez
Secretary for
Environmental Protection

Barbara A. Lee, Director
1001 I Street
P.O. Box 806
Sacramento, California 95812-0806

Edmund G. Brown Jr.
Governor

EPA ID PROFILE

Map

ID Number: CAL000292024 **Name :** AUTO REPAIR EXPRESS

Status: INACTIVE **Inactive Date:** 06/30/2006 **Record Entered:** 03/10/2005 **Last Updated:** 05/24/2007

County: VENTURA **NAICS:** 54194 **SIC:** 0741

	Name	Address	City	State	Zip Code	Phone
Location	AUTO REPAIR EXPRESS	1246 S OXNARD BLVD 34.187486 -119.174409	OXNARD	CA	930307420	
Mailing		455 SAN VINCENTE CIRCLE	NEWBURY PARK	CA	913200000	
Owner	SHAFFER-FLORES INC.	1246 SOUTH OXNARD BLVD	OXNARD	CA	930300000	8054981695
Operator/ Contact	FREDDIE FLORES / OWNER	455 SAN VINCENTE CIRCLE	NEWBURY PARK	CA	913200000	8054981695

Based ONLY upon ID Number **CAL000292024**

Calif. Manifests ?	Non Calif. Manifests ?	Transporter Registration ?
NO	NO	NO

California and Non California Manifest Tonnage Total and Waste Code by Year Matrix by Entity Type (if available) are on the next page

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Department of Toxic Substances Control

Matthew Rodriquez
Secretary for
Environmental Protection

Barbara A. Lee, Director
1001 I Street
P.O. Box 806
Sacramento, California 95812-0806

Edmund G. Brown Jr.
Governor

EPA ID PROFILE

Map

ID Number: CAL000306849 **Name :** AUTO REPAIR EXPRESS

Status: INACTIVE **Inactive Date:** 06/30/2007 **Record Entered:** 05/16/2006 **Last Updated:** 10/25/2007

County: VENTURA **NAICS:** 811111 **SIC:** 7538

	Name	Address	City	State	Zip Code	Phone
Location	AUTO REPAIR EXPRESS	1246 S OXNARD BLVD 34.187486 -119.174409	OXNARD	CA	930307420	
Mailing		1246 S OXNARD BLVD	OXNARD	CA	930307420	
Owner	EDUARDO FLORES	1246 S OXNARD BLVD	OXNARD	CA	930307420	8054898584
Operator/ Contact	EDUARDO FLORES	1246 S OXNARD BLVD	OXNARD	CA	930307420	8054898584

Based ONLY upon ID Number **CAL000306849**

Calif. Manifests ?	Non Calif. Manifests ?	Transporter Registration ?
NO	NO	NO

California and Non California Manifest Tonnage Total and Waste Code by Year Matrix by Entity Type (if available) are on the next page

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

http://cumulis.epa.gov/supercpad/cursites/csitinfo.cfm?id=0900955
Last updated on September 2, 2015

Superfund

You are here: EPA Home » Superfund » Sites » Superfund Information Systems Search Superfund Site Information

Search Superfund Site Information

In 2014, the Superfund Program implemented a new information system, the Superfund Enterprise Management System (SEMS). Efforts to migrate data to SEMS and to enhance data quality control are now in the final stages. The Program will continue to rely on the final CERCLIS data set (dated November 12, 2013, which reflects official end of Fiscal Year 2013 Program progress) for public reporting until a complete and accurate SEMS data set is available.

BORG WARNER FACIL

Site Information

Site Info | Aliases | Operable Units | Contacts
Actions | Contaminants | Site-Specific Documents

This site has been archived from the inventory of active sites.

Site Name: BORG WARNER FACIL
Street: 1000 FACTORY LN
City / State / ZIP: OXNARD, CA 93030

NPL Status: Not on the NPL
Non-NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

EPA ID: CAD001818541
EPA Region: 09
County: VENTURA

Federal Facility Flag: Not a Federal Facility

Return to Search Results **Return to Search Superfund Site Information**

OSWER Home | Superfund Home

URL: http://cumulis.epa.gov
This page design was last updated on Tuesday, June 23, 2009
Content is dynamically generated by ColdFusion

http://cumulis.epa.gov/supercpad/cursites/csitinfo.cfm?id=0901450
Last updated on September 2, 2015

Superfund

You are here: EPA Home » Superfund » Sites » Superfund Information Systems Search Superfund Site Information

Search Superfund Site Information

In 2014, the Superfund Program implemented a new information system, the Superfund Enterprise Management System (SEMS). Efforts to migrate data to SEMS and to enhance data quality control are now in the final stages. The Program will continue to rely on the final CERCLIS data set (dated November 12, 2013, which reflects official end of Fiscal Year 2013 Program progress) for public reporting until a complete and accurate SEMS data set is available.

OXNARD PLATING CORP

Site Information

Site Info | Aliases | Operable Units | Contacts
Actions | Contaminants | Site-Specific Documents

This site has been archived from the inventory of active sites.

Site Name: OXNARD PLATING CORP
Street: 1100 S MERCANTILE
City / State / ZIP: OXNARD, CA 93030

NPL Status: Not on the NPL
Non-NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

EPA ID: CAD056427503
EPA Region: 09
County: VENTURA

Federal Facility Flag: Not a Federal Facility

Return to Search Results **Return to Search Superfund Site Information**

OSWER Home | Superfund Home

URL: http://cumulis.epa.gov
This page design was last updated on Tuesday, June 23, 2009
Content is dynamically generated by ColdFusion

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
VENCO PROPERTY (Global ID: SLT4L6841852) 1247 MERCANTILE OXNARD, CA	Open - Site Assessment	8/20/1997	1/2/1965	51	LOS ANGELES RWQCB (REGION 4) *(LEAD) - CASE #: 0684* ***CASEWORKER:*** *REBECCA ORR* - ***SUPERVISOR:*** *JEFFREY HU*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
				1/2/1965		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			1/1/1950				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
204017207

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)

- **METROPOLITAN WATER DIST. OF SO. CAL.** - P.O. BOX 54153, LOS ANGELES, CA 90054
- **OXNARD WATER DEPT** - 251 SOUTH HAYES AVE, OXNARD, CA 93030
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
WESTERN FARM SERVICES (Global ID: SL204561610) 1015 EAST WOOLEY ROAD OXNARD, CA	Open - Remediation	6/30/2002	11/17/1986	29	LOS ANGELES RWQCB (REGION 4) *(LEAD)* - *CASE #: 0452* ***CASEWORKER:*** *EMILY WONG* - ***SUPERVISOR:*** *SU HAN*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
				11/17/1986		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			12/18/2014	7/15/2015	9/4/2013		

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
201029102

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)

- **METROPOLITAN WATER DIST. OF SO. CAL.** - P.O. BOX 54153, LOS ANGELES, CA 90054
- **OXNARD WATER DEPT** - 251 SOUTH HAYES AVE, OXNARD, CA 93030
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

FIELD PT NAME	DATE	TPHg	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
B	3/16/2006		ND	ND	ND	ND	2.9 UG/L	
B-1	3/8/2012	ND	ND	ND	ND	ND	ND	ND
B-10	6/7/2013	ND	ND	ND	ND	ND	ND	ND
B-11	6/7/2013	ND	ND	ND	ND	ND	ND	ND
B-2	3/8/2012	120 UG/L	0.31 UG/L	ND	0.14 UG/L	ND	ND	ND
B-3	3/8/2012	ND	ND	0.27 UG/L	ND	ND	ND	ND
B-5	3/8/2012	49 UG/L	ND	ND	ND	ND	ND	ND
B-7	3/8/2012	ND	ND	ND	ND	ND	ND	ND
B-8	3/8/2012	ND	ND	ND	ND	ND	ND	ND
B-9	9/14/2005		ND	ND	ND	ND	0.75 UG/L	
C	3/16/2006		ND	ND	ND	ND	ND	
D	3/16/2006		ND	ND	ND	ND	0.57 UG/L	

DL-1	3/15/2006		ND	ND	ND	ND	ND	
DL-2	3/15/2006		ND	ND	ND	ND	ND	
DP1	10/8/2011	110 UG/L	ND	ND	2.4 UG/L	12 UG/L	ND	ND
DP2	10/8/2011	76 UG/L	0.42 UG/L	0.58 UG/L	4 UG/L	22 UG/L	ND	ND
DP3	10/7/2011	300000 UG/L	ND	ND	8.7 UG/L	ND	ND	ND
DUP	3/8/2012	ND	ND	ND	ND	ND	ND	ND
E	3/16/2006		ND	ND	ND	ND	ND	
FB1	10/8/2011	ND	ND	ND	ND	ND	ND	ND
G	3/16/2006		ND	ND	ND	ND	ND	
H	6/8/2006	55 UG/L	ND	ND	ND	ND	ND	
J	9/14/2005		ND	ND	ND	ND	ND	
K	9/14/2005		ND	ND	ND	ND	ND	
MB-1A	3/15/2006		ND	ND	ND	ND	ND	
MC-1	3/16/2006		5.4 UG/L	ND	ND	ND	2.6 UG/L	
TB	3/8/2012		ND	ND	ND	ND	ND	ND
TB WPI	10/8/2011	ND	ND	ND	ND	ND	ND	ND
TRIP BLANK	6/7/2013		ND	ND	ND	ND	ND	ND
VE-12	10/28/2011	780 UG/L	2.8 UG/L	0.65 UG/L	33 UG/L	30 UG/L	ND	ND
VE-2	10/28/2011	ND	0.5 UG/L	0.33 UG/L	0.24 UG/L	0.47 UG/L	ND	ND
VE-3	10/28/2011	61000 UG/L	73 UG/L	730 UG/L	3800 UG/L	19000 UG/L	ND	ND
VE-5	11/23/2009		ND	ND	330 UG/L	560 UG/L	ND	ND
VE-6	10/28/2011	79 UG/L	ND	ND	ND	ND	ND	ND
VES-1B	10/28/2011	51000 UG/L	ND	ND	570 UG/L	29 UG/L	ND	ND

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

FIELD PT NAME	DATE	TPHg	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
DP1	10/8/2011	80 MG/KG	0.91 UG/KG	2 UG/KG	63 UG/KG	350 UG/KG	ND	ND
DP2	10/7/2011	1.2 MG/KG	1 UG/KG	5 UG/KG	63 UG/KG	380 UG/KG	ND	ND
DP3	10/7/2011	2100 MG/KG	1 UG/KG	1.9 UG/KG	140 UG/KG	1.7 UG/KG	ND	ND
LOADING PA	8/21/2010	80000 MG/KG	100 UG/KG	10000 UG/KG	5700000 UG/KG	18000000 UG/KG	ND	ND
SB-1	9/11/2010	2400 MG/KG	ND	ND	37000 UG/KG	120000 UG/KG	ND	ND
SB-10	9/11/2010	ND	1.6 UG/KG	2.4 UG/KG	1.5 UG/KG	2.2 UG/KG	ND	ND
SB-11	9/11/2010	0.62 MG/KG	1.4 UG/KG	16 UG/KG	85 UG/KG	1600 UG/KG	ND	ND
SB-12	9/11/2010		0.9 UG/KG	1.5 UG/KG	ND	ND	ND	ND
SB-13	9/11/2010	5300 MG/KG	ND	130 UG/KG	69000 UG/KG	760000 UG/KG	ND	ND
SB-14	9/11/2010	670 MG/KG	ND	ND	180 UG/KG	ND	ND	ND
SB-15	8/22/2010	6.2 MG/KG	1.1 UG/KG	3.2 UG/KG	5.1 UG/KG	220 UG/KG	ND	ND
SB-16	8/22/2010	110 MG/KG						
SB-17	8/22/2010	1400 MG/KG						
SB-2	9/11/2010	1400 MG/KG	ND	ND	30000 UG/KG	170000 UG/KG	ND	ND
SB-3	9/11/2010	4.7 MG/KG	1.4 UG/KG	1.2 UG/KG	400 UG/KG	1700 UG/KG	ND	ND
SB-4	9/11/2010	2400 MG/KG	2.8 UG/KG	410 UG/KG	35000 UG/KG	260000 UG/KG	ND	ND
SB-6	9/11/2010	78 MG/KG	ND	ND	2200 UG/KG	19000 UG/KG	ND	ND
SB-7	9/11/2010	2200 MG/KG	ND	ND	13000 UG/KG	130000 UG/KG	ND	ND
SB-8	9/11/2010	0.6 MG/KG	1.6 UG/KG	2.9 UG/KG	2.3 UG/KG	330 UG/KG	ND	ND
SB-9	8/22/2010	ND	ND	1.9 UG/KG	ND	6.4 UG/KG	ND	ND

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

FIELD PT NAME	DATE	DEPTH TO WATER (FT)	SHEEN	DEPTH TO FREE PRODUCT (FT)
B	3/15/2006	8.49	N	
B-1	3/8/2012	9.59	N	
B-2	3/8/2012	6.82	N	
B-3	3/8/2012	10.52	N	
B-4	3/8/2012	9.17	Y	8.76
B-5	3/8/2012	10.44	N	
B-6	3/8/2012	8.84	Y	8.34
B-7	3/8/2012	8.42	N	
B-8	3/8/2012	14.12	N	
B-9	3/14/2011	7.94	N	
C	3/15/2006	7.72	N	
D	3/15/2006	8.56	N	
DL-1	3/15/2006	7.67	N	7.67
DL-2	3/15/2006	7.8	N	
E	3/15/2006	8.65	N	
G	3/15/2006	8.05	N	
H	6/8/2006	10.1	N	
J	9/13/2005	9.25	N	0
K	9/13/2005	13.29	N	0
MB-1A	3/15/2006	7.6	N	7.6
MC-1	3/15/2006	7.74	N	
P-1	3/8/2012	9.94	Y	9.08
P-2	3/8/2012	9.23	Y	8.44
P-3	3/8/2012	8.13	N	
VE-12	3/8/2012	8.89	N	
VE-13	3/8/2012	7.84	Y	7.81
VE-14	3/8/2012	8.56	N	
VE-15	3/8/2012	7.91	N	
VE-16	3/8/2012	9.48	Y	8.63
VE-1B	10/28/2011	8.65	N	
VE-2	10/28/2011	7.62	N	
VE-3	10/28/2011	7.64	N	
VE-5	11/23/2009	8.61	N	
VE-6	10/28/2011	8.4	N	

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
ESCALERA STORAGE FACILITY (CLAN/meth LAB) (Global ID: T0611115840) 1280 SAVIERS RD OXNARD, CA 93030	Completed - Case Closed	6/19/2007	11/10/2006	9	VENTURA COUNTY *(LEAD)* - *CASE #: SR0003009* ***CASEWORKER:*** *ERIN K. O'CONNELL* - ***SUPERVISOR:*** *NONE SPECIFIED* LOS ANGELES RWQCB (REGION 4) ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
			Other	11/10/2006	Other Means	0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			6/19/2007				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
WELL 16 - ABANDONED	5610007-016	Abandoned	G	59	881 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
No APN Found

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
Saviers Road Dry Cleaner (Former) (Global ID: T10000001915) 1207 Saviers Road OXNARD, CA 93033	Completed - Case Closed	6/19/2013	3/24/2010	5	VENTURA COUNTY *(LEAD)* - *CASE #: SR0006648* ***CASEWORKER:*** *ERIN K. O'CONNELL* - ***SUPERVISOR:*** *NONE SPECIFIED* LOS ANGELES RWQCB (REGION 4) ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY
BLANK

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Tetrachloroethylene (PCE)	Commercial	GW - No Beneficial Use	Other	3/24/2010	Other Means	0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			8/13/2013				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
203008035

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

DEPARTMENT OF TOXIC SUBSTANCES CONTROL
ENVIROSTOR

COASTAL MULTICHROME, INC. (71003732)

SIGN UP FOR EMAIL ALERTS

1100 S. MERCANTILE STREET
OXNARD, CA 93030
VENTURA COUNTY
SITE TYPE: VOLUNTARY CLEANUP

PROJECT MANAGER: PATRICK MOVLAY
SUPERVISOR: JULI PROPES
OFFICE: CLEANUP CHATSWORTH

Site Information

CLEANUP STATUS
CERTIFIED O&M - LAND USE RESTRICTIONS ONLY AS OF 5/9/2012

SITE TYPE: VOLUNTARY CLEANUP
NATIONAL PRIORITIES LIST: NO
ACRES: 0 ACRES
APN: NONE SPECIFIED
CLEANUP OVERSIGHT AGENCIES:
NONE SPECIFIED

ENVIROSTOR ID: 71003732
SITE CODE: 301645
SPECIAL PROGRAM:
FUNDING:
ASSEMBLY DISTRICT: 44
SENATE DISTRICT: 19

Regulatory Profile

PAST USE(S) THAT CAUSED CONTAMINATION
NONE SPECIFIED

POTENTIAL CONTAMINANTS OF CONCERN
NONE SPECIFIED

POTENTIAL MEDIA AFFECTED
NONE SPECIFIED

Site History

Site History: The site was operated by Coastal Multichrome, Inc. as a metal plating facility from mid 1981 to late 2001 at which time, operations ceased and Multichrome vacated the facility. The site has sat idle since late 2001. The site owner is currently planning to redevelop the site as a trucking facility, dispatch and parking area with a shop for minor truck maintenance and office space. Prior to Multichrome, another plating company operated at the site for approximately 8 years. Three prior assessments have been conducted at the sight in 1985, 1988, and 1997 prior to DTSC's involvement. During the 1988 assessment, one shallow groundwater monitoring well was installed in the west portion of the site. Concentrations of several heavy metals such as cyanide, chromium, nickel, copper, cadmium, and lead were detected during the 1985 and 1997 assessments. Nickel was detected in the groundwater sample at .035 mg/l

The Oxnard Fire Department referred the site to DTSC on February 22, 2002 because of subsurface soil contamination. On July 25, 2002, DTSC conducted a site inspection and recommended further investigation. On January 28, 2003, DTSC and M.V.S. Inc, property owner entered into a Corrective Action Consent Agreement for investigation of soil and groundwater at the facility. The facility conducted a PEA investigation of soils in October 2003 and a Report was submitted on February 10, 2004. DTSC then required the facility to install and sample groundwater monitoring wells at the site, and also required that the PEA be updated by replacing the groundwater grab samples with groundwater monitoring well sample data. In April 2005, six groundwater monitoring wells were installed at the site, and groundwater was analyzed for CAM 17 metals, VOC's, Chromium VI, cyanide and perchlorate.

Perched groundwater was encountered at depths of 10ft bgs and groundwater is present at depths ranging from 30 to 50 ft bgs. Groundwater flow direction is to the southwest. Soil at the faciliity is primarily silty sand.

Results from the October 2003 investigation indicated cyanide, antimony, arsenic, barium, cadmium, total chromium, cobalt, coper, lead, molybdenum, nickel, vanadium, and zinc in soil matrix samples. Total chromium and Chromium VI

were detected in concrete core samples and soil samples. Chromium VI comprises 25% to 100% of the total chromium concentrations detected at the site. VOCs were detected in soil gas samples, primarily tetrachloroethene (PCE), trichloroethene (TCE), and trichloroethane (1,1,1-TCA) and trichlorofluoromethane.

Groundwater grab samples indicate elevated levels of metals such as barium, molybdenum, nickel, cadmiium, cobalt. VOCs detected in the grab groundwater samples included PCE, TCE, DCP, benzene, chlorobenzene, toluene, 1,2-dichloroethane, cis-1,2-dichloroethene, MTBE, and 1,2,3-trichloropropane. The groundwater well sample from Well A detected barium, chromium, copper, molybdenum, nickel, vanadium, and zinc. Seven VOCs were detected in well A, such as benzene, chlorobenzene, 1,2-DCP, 1,3-DCP, trans-1,2-dichloropropene, PCE, and TCE

Results from the April 2005 groundwater well data indicated elevated levels of metals and VOCs. Metals were bariuim, molybdenum. VOC's detected are benzene, MTBE, chlorobenzene, PCE, TCE, DCA. Additionaly, the fumigants 1,2-DCP and 1,3-DCP were detected in all froundwater well samples.

Project Description: Corrective Action Oversight Under a Consent Agreement

Facility Comments: Facility closed.

Conditions of Use | Privacy Policy

Copyright © 2007 Department of Toxic Substances Control

0.4375 seconds

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
A T & T COMMUNICATIONS (Global ID: T0611100627) 1050 C ST OXNARD, CA 93030	Completed - Case Closed	3/15/1994	3/26/1990	25	VENTURA COUNTY *(LEAD)* - *CASE #: 90043* LOS ANGELES RWQCB (REGION 4) - *CASE #: C90043* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Diesel				3/26/1990		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			3/26/1990				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
202019144	Santa Clara River Valley - Oxnard (4-4.02)	Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
ALL AMERICAN CAR WASH (Global ID: T0611100309) 1100 OXNARD BLVD OXNARD, CA 93030	Completed - Case Closed	10/13/2008	4/22/1988	27	VENTURA COUNTY *(LEAD)* - *CASE #: 88059* ***CASEWORKER:*** *DIANE B. WAHL* - ***SUPERVISOR:*** *NONE SPECIFIED* LOS ANGELES RWQCB (REGION 4) - *CASE #: 88059* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

ACTION TYPE	BEGIN DATE	END DATE	PHASE	CONTAMINANT MASS REMOVED	DESCRIPTION
SOIL VAPOR EXTRACTION (SVE)	10/1/2003	9/15/2005	Soil		SVE and air sparge at reduced rates (GASS)
SOIL VAPOR EXTRACTION (SVE)	7/26/1996	5/30/1997	Water		combined AS/SVE to treat on site portion of hydrocarbon plume

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline		SW - Agricultural Supply, SW - Municipal and Domestic Supply		4/22/1988		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			10/13/2008	4/23/2009	3/2/2009		

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
WELL 16 - ABANDONED	5610007-016	Abandoned	G	59	1106 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
204002029

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

FIELD PT NAME	DATE	TPHg	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA

HA-1, 15	7/12/2006	ND	ND	ND	ND	ND	ND	ND
HA-1, 6	7/12/2006	ND	ND	ND	ND	ND	ND	ND
HA-1, 7.5	7/12/2006	ND	ND	ND	ND	ND	ND	ND
HA-1, 9	7/12/2006	ND	ND	ND	ND	ND	ND	ND
HA-2, 10	7/12/2006	ND	ND	ND	ND	ND	ND	ND
HA-2, 15	7/12/2006	ND	ND	ND	ND	ND	ND	ND
HA-2, 3	7/12/2006	ND	ND	ND	ND	ND	ND	ND
HA-2, 6	7/12/2006	ND	ND	ND	ND	ND	ND	ND
HA-3, 10	7/12/2006	ND	ND	ND	ND	ND	ND	ND
HA-3, 15	7/12/2006	ND	ND	ND	ND	ND	ND	ND
HA-3, 3	7/12/2006	ND	ND	ND	ND	ND	ND	ND
HA-3, 6	7/12/2006	ND	ND	ND	ND	ND	ND	ND
MHL-1	9/27/2006	740 UG/L	6.8 UG/L	ND	5.3 UG/L	ND	ND	ND
MHL-2	9/27/2006	71 UG/L	ND	ND	ND	ND	ND	ND
MHL-3	9/27/2006	170 UG/L	ND	ND	ND	ND	ND	ND
MHL-4	9/27/2006	740 UG/L	ND	ND	ND	ND	ND	ND
MW-1	9/27/2006	ND	ND	ND	ND	ND	ND	ND
MW-10	9/27/2006	ND	ND	ND	ND	ND	5.8 UG/L	ND
MW-11	9/27/2006	3700 UG/L	5.8 UG/L	7 UG/L	48 UG/L	52 UG/L	2.5 UG/L	ND
MW-12	9/27/2006	ND	ND	ND	ND	ND	2.1 UG/L	ND
MW-13	9/27/2006	ND	ND	ND	ND	ND	ND	ND
MW-14	9/27/2006	770 UG/L	ND	ND	ND	ND	ND	ND
MW-15	9/27/2006	ND	ND	ND	ND	ND	4 UG/L	ND
MW-16	9/27/2006	ND	ND	ND	ND	ND	ND	ND
MW-17	9/27/2006	ND	ND	ND	ND	ND	ND	ND
MW-18D	9/27/2006	ND	ND	ND	ND	ND	5.8 UG/L	ND
MW-18S	9/27/2006	ND	ND	ND	ND	ND	3.1 UG/L	ND
MW-19	9/27/2006	ND	ND	ND	ND	ND	2.3 UG/L	ND
MW-2	9/27/2006	110 UG/L	ND	ND	ND	ND	ND	ND
MW-20	6/27/2006	840 UG/L	45 UG/L	55 UG/L	47 UG/L	42 UG/L	12 UG/L	ND
MW-4	9/27/2006	ND	ND	ND	ND	ND	ND	ND
MW-5	9/27/2006	2000 UG/L	20 UG/L	ND	3 UG/L	16 UG/L	5.6 UG/L	ND
MW-7	9/27/2006	ND	ND	ND	ND	ND	3.6 UG/L	ND
MW-9	9/27/2006	600 UG/L	ND	ND	ND	ND	6.1 UG/L	ND
MW17	3/22/2005	ND	ND	ND	ND	ND	ND	ND
QCEB	6/12/2003	OTHER	ND	ND	ND	OTHER	ND	ND
QCTB	9/27/2006	ND	ND	ND	ND	ND	ND	ND
QCTB2	6/12/2003	OTHER	ND	ND	ND	OTHER	ND	ND

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

FIELD PT NAME	DATE	TPHg	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
MW-19	2/5/2004		ND	ND	ND	ND	ND	ND

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

FIELD PT NAME	DATE	DEPTH TO WATER (FT)	SHEEN	DEPTH TO FREE PRODUCT (FT)
MHL-1	9/27/2006	8.35	N	
MHL-2	9/27/2006	8.36	N	
MHL-3	9/27/2006	8.03	N	
MW-1	9/27/2006	8.26	N	
MW-10	9/27/2006	8.7	N	
MW-11	9/27/2006	9.3	N	
MW-12	9/27/2006	7.85	N	
MW-13	9/27/2006	7.31	N	
MW-14	9/27/2006	7.85	N	
MW-15	9/27/2006	7.16	N	
MW-16	9/27/2006	7.3	N	
MW-17	9/27/2006	7.8	N	
MW-18D	9/27/2006	8.3	N	
MW-18S	9/27/2006	8.2	N	
MW-19	9/27/2006	6.85	N	
MW-2	9/27/2006	7.65	N	

MW-4	9/27/2006	8.93	N
MW-5	9/27/2006	8.7	N
MW-7	9/27/2006	8.9	N
MW-9	9/27/2006	8.65	N

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
BILL BOREN HONDA (Global ID: T0611100800) 760 OXNARD BLVD OXNARD, CA 93030	Completed - Case Closed	5/4/1994	3/18/1992	23	VENTURA COUNTY *(LEAD)* - *CASE #: 92006* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-92006* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Waste Oil / Motor / Hydraulic / Lubricating				3/18/1992		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			3/18/1992				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
WELL 16 - ABANDONED	5610007-016	Abandoned	G	59	1423 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
201027309

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
CELSO CERRI (Global ID: T0611100803) 725 DATE ST OXNARD, CA 93030	Completed - Case Closed	9/30/1992	4/13/1992	23	VENTURA COUNTY *(LEAD)* - *CASE #: 92011* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-92011* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Waste Oil / Motor / Hydraulic / Lubricating				4/13/1992		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			4/13/1992				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
WELL 07 - ABANDONED	5610007-007	Abandoned	G	0	1141 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
204004115

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
COASTAL INDUSTRIAL FINISHING (Global ID: T0611100721) 1120 INDUSTRIAL AVE OXNARD, CA 93030	Completed - Case Closed	8/4/1994	4/22/1991	24	VENTURA COUNTY *(LEAD)* - *CASE #: 91014* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-91014* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline				4/22/1991		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			4/22/1991				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
WELL 16 - ABANDONED	5610007-016	Abandoned	G	59	804 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
204003003

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
DOLE FRESH VEGETABLE (Global ID: T0611101119) 1001 COMMERCIAL AVE. OXNARD, CA 93030	Completed - Case Closed	7/23/1997	11/26/1996	19	VENTURA COUNTY *(LEAD)* - *CASE #: 96054* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-96054* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline				11/26/1996		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			11/26/1996				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
WELL 16 - ABANDONED	5610007-016	Abandoned	G	59	775 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
No APN Found

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)

- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
DON POTTS (Global ID: T0611101165) 821 OXNARD BL OXNARD, CA 93003	Completed - Case Closed	2/4/1999	4/2/1998	17	VENTURA COUNTY *(LEAD)* - *CASE #: 98007* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-98007* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline				4/2/1998		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			1/1/1950				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
WELL 16 - ABANDONED	5610007-016	Abandoned	G	59	1435 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
202018302

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
GASCO #011 (FORMER) (Global ID: T0611100288) 1369 SAVIERS RD OXNARD, CA 93030	Completed - Case Closed	12/23/1999	4/6/1988	27	VENTURA COUNTY *(LEAD)* - *CASE #: 88036* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-88036* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline			Tank	4/6/1988		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			12/23/1999				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
203012041	Santa Clara River Valley - Oxnard (4-4.02)	Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
HAL WATKINS CHEVROLET (Global ID: T0611100281) 1345 OXNARD BLVD OXNARD, CA 93030	Completed - Case Closed	9/15/1997	3/23/1988	27	VENTURA COUNTY *(LEAD)* - *CASE #: 88029* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-88029* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline				3/23/1988		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			1/1/1950				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
204007302	Santa Clara River Valley - Oxnard (4-4.02)	Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
HILL AUTOMOTIVE (Global ID: T0611100183) 1560 OXNARD BLVD OXNARD, CA 93030	Completed - Case Closed	12/7/1994	3/25/1987	28	VENTURA COUNTY *(LEAD)* - *CASE #: 87028* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-87028* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline				3/25/1987		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			4/7/1987				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
WELL 07 - ABANDONED	5610007-007	Abandoned	G	0	1234 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
204004213

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
HILL'S AUTOMOTIVE (Global ID: T0611100057) 1560 OXNARD BLVD S OXNARD, CA 93030	Completed - Case Closed	12/7/1994	6/18/1987	28	LOS ANGELES RWQCB (REGION 4) *(LEAD) - CASE #: 930300089* ***CASEWORKER:*** *YUE RONG* - ***SUPERVISOR:*** *NONE SPECIFIED* VENTURA COUNTY

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline			Piping	6/18/1987		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			1/1/1950				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
WELL 07 - ABANDONED	5610007-007	Abandoned	G	0	1234 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
204004213

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
HILLS AUTOMOTIVE (Global ID: T0611126728) 1560 OXNARD BLVD. OXNARD, CA 93030	Completed - Case Closed	11/8/2005	11/8/2002	13	VENTURA COUNTY *(LEAD)* - *CASE #: 02023* ***CASEWORKER:*** *DIANE B. WAHL* - ***SUPERVISOR:*** *NONE SPECIFIED* LOS ANGELES RWQCB (REGION 4) - *CASE #: C02023* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Diesel, Gasoline		SW - Agricultural Supply, SW - Industrial Process Supply, SW - Industrial Service Supply	Piping	11/8/2002	Close and Remove Tank	0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			1/1/2016	11/9/2005	6/2/2005		

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
WELL 07 - ABANDONED	5610007-007	Abandoned	G	0	1355 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
No APN Found

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

FIELD PT NAME	DATE	TPHg	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
DS-1	5/19/2005	OTHER	ND	ND	ND	OTHER	ND	ND
MW-1	5/19/2005	OTHER	ND	ND	ND	OTHER	ND	ND
MW-2	5/19/2005	OTHER	ND	ND	ND	OTHER	ND	ND
MW-3	5/19/2005	OTHER	ND	ND	ND	OTHER	ND	ND
TB-1	5/19/2005		ND	ND	ND	OTHER	ND	ND

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

FIELD PT NAME	DATE	TPHg	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
GP-1-4'	7/25/2003		ND	ND	ND		ND	
GP-1-8'	7/25/2003		ND	ND	ND		ND	
GP-10-4'	7/25/2003		ND	ND	ND		ND	
GP-10-8'	7/25/2003		ND	ND	ND		ND	
GP-11-4'	7/25/2003		ND	ND	ND		ND	
GP-11-8'	7/25/2003		ND	ND	ND		ND	
GP-12-4'	7/25/2003		ND	ND	ND		ND	
GP-12-8'	7/25/2003		ND	ND	ND		ND	
GP-13-4'	7/25/2003		ND	ND	ND		ND	
GP-13-8'	7/25/2003		ND	ND	ND		ND	
GP-14-4'	7/25/2003		ND	ND	ND		ND	
GP-14-8'	7/25/2003		ND	ND	ND		ND	
GP-2-4'	7/25/2003		ND	ND	ND		ND	
GP-2-8'	7/25/2003		ND	ND	ND		ND	
GP-3-4'	7/25/2003		ND	ND	ND		ND	
GP-3-8'	7/25/2003		ND	ND	ND		ND	
GP-4-4'	7/25/2003		ND	ND	ND		ND	
GP-4-8'	7/25/2003		ND	ND	ND		ND	
GP-5-4'	7/25/2003		ND	ND	ND		ND	
GP-5-8'	7/25/2003		ND	ND	ND		ND	
GP-6-4'	7/25/2003		ND	ND	ND		ND	
GP-6-8'	7/25/2003		ND	ND	ND		ND	
GP-7-4'	7/25/2003		ND	ND	ND		ND	
GP-7-8'	7/25/2003		ND	ND	ND		ND	
GP-8-4'	7/25/2003		ND	ND	ND		ND	
GP-8-8'	7/25/2003		ND	ND	ND		ND	
GP-9-4'	7/25/2003		ND	ND	ND		ND	
GP-9-8'	7/25/2003		ND	ND	ND		ND	
MW-1-10'	3/2/2004		ND	ND	ND		ND	ND
MW-1-15'	3/2/2004		ND	ND	ND		ND	ND
MW-1-5'	3/2/2004		ND	ND	ND		ND	ND
MW-2-10'	3/2/2004		ND	ND	ND		ND	ND
MW-2-15'	3/2/2004		ND	ND	ND		ND	ND
MW-2-5'	3/2/2004		ND	ND	ND		ND	ND
MW-3-10'	3/2/2004		ND	ND	ND		ND	ND
MW-3-15'	3/2/2004		ND	ND	ND		ND	ND
MW-3-5'	3/2/2004		ND	ND	ND		ND	ND

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

FIELD PT NAME	DATE	DEPTH TO WATER (FT)	SHEEN	DEPTH TO FREE PRODUCT (FT)
MW-1	5/19/2005	7.35	N	
MW-2	5/19/2005	7.3	N	
MW-3	5/19/2005	6.22	N	

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
HONDA OF OXNARD (Global ID: T0611100693) 983 OXNARD BLVD OXNARD, CA 93030	Completed - Case Closed	8/27/1997	10/16/1990	25	VENTURA COUNTY *(LEAD)* - *CASE #: 90120* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-90120* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline				10/16/1990		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			10/16/1990				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
WELL 16 - ABANDONED	5610007-016	Abandoned	G	59	1168 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
No APN Found

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)

- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
INDUSTRIAL ELECTRIC MOTORS (Global ID: T0611100592) 811 MERCANTILE OXNARD, CA 93030	Completed - Case Closed	3/12/1990	1/12/1990	26	VENTURA COUNTY *(LEAD)* - *CASE #: 90005* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-90005* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline				1/12/1990		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			1/12/1990				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
204017208	Santa Clara River Valley - Oxnard (4-4.02)	Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
JAMES W. ROLLS (Global ID: T0611100254) 1153 COMMERICAL AVE OXNARD, CA 93030	Completed - Case Closed	1/11/1991	12/16/1987	28	VENTURA COUNTY *(LEAD)* - *CASE #: 87133* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-87133* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline				12/16/1987		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			12/16/1987				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
WELL 16 - ABANDONED	5610007-016	Abandoned	G	59	1061 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
204010127

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
JOSE/GARY'S AUTO REPAIR (Global ID: T0611100147) 801 OXNARD BLVD OXNARD, CA 93030	Completed - Case Closed	4/18/1996	10/8/1986	29	VENTURA COUNTY *(LEAD)* - *CASE #: 86054* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-86054* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline				10/8/1986		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			10/8/1986				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
WELL 16 - ABANDONED	5610007-016	Abandoned	G	59	1462 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
202018301

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
KIYOMI YANAGINUMA (Global ID: T0611100436) 1217 COMMERCIAL AVE OXNARD, CA 93030	Completed - Case Closed	4/10/2000	1/30/1989	27	VENTURA COUNTY *(LEAD)* - *CASE #: 89013* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-89013* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline				1/30/1989		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			4/10/2000				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
WELL 16 - ABANDONED	5610007-016	Abandoned	G	59	1326 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
204010128

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
LUNSFORD MAZDA (Global ID: T0611100666) 1205 OXNARD BLVD OXNARD, CA 93030	Completed - Case Closed	8/27/1996	7/5/1990	25	VENTURA COUNTY *(LEAD)* - *CASE #: 90086* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-90086* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline				7/5/1990		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			7/5/1990				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
WELL 16 - ABANDONED	5610007-016	Abandoned	G	59	1282 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
204006030

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
LUNSFORD TOYOTA (Global ID: T0611100605) 858 OXNARD BLVD OXNARD, CA 93030	Completed - Case Closed	10/30/1992	8/1/1990	25	LOS ANGELES RWQCB (REGION 4) *(LEAD) - CASE #: C-90018* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG* VENTURA COUNTY - *CASE #: 90018*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline			Other	8/1/1990		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			4/5/1992				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
WELL 16 - ABANDONED	5610007-016	Abandoned	G	59	1207 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
No APN Found

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
M M SIAM (Global ID: T0611101123) 815 OXNARD BL OXNARD, CA 93030	Completed - Case Closed	2/6/1997	12/4/1996	19	VENTURA COUNTY *(LEAD)* - *CASE #: 97001* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-97001* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Waste Oil / Motor / Hydraulic / Lubricating				12/4/1996		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			1/27/1997				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
WELL 16 - ABANDONED	5610007-016	Abandoned	G	59	1376 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
No APN Found

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
MARTIN V. SMITH (Global ID: T0611100352) 921 INDUSTRIAL AVE OXNARD, CA 93030	Completed - Case Closed	9/21/1995	8/24/1988	27	VENTURA COUNTY *(LEAD)* - *CASE #: 88112* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-88112* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline				8/24/1988		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			8/24/1988				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
WELL 16 - ABANDONED	5610007-016	Abandoned	G	59	301 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
201035213

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
MARY ANN PRICE (Global ID: T0611100325) 1559 PINE ST OXNARD, CA 93030	Completed - Case Closed	8/1/1994	7/14/1988	27	VENTURA COUNTY *(LEAD)* - *CASE #: 88079* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-88079* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline				7/14/1988		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			7/14/1988				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
WELL 07 - ABANDONED	5610007-007	Abandoned	G	0	1256 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
204004211

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
MONROE SUPPLY (Global ID: T0611100713) 1524 PINE ST OXNARD, CA 93030	Completed - Case Closed	9/12/2006	2/19/1991	25	LOS ANGELES RWQCB (REGION 4) *(LEAD) - CASE #: C-91005* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline				2/19/1991		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			12/27/2006	12/27/2006	7/21/2006		

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
WELL 07 - ABANDONED	5610007-007	Abandoned	G	0	1447 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
No APN Found

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

FIELD PT NAME	DATE	TPHg	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
DS-1	6/23/2006		ND	ND	ND	OTHER	ND	
DUP1	3/10/2005	OTHER	ND	ND	ND	OTHER	ND	ND
GP-1	5/5/2006		ND	ND	ND	OTHER	ND	
GP-2	5/5/2006		ND	ND	ND	OTHER	ND	
GP-3	5/5/2006		ND	ND	ND	OTHER	ND	
GP-4	5/5/2006		ND	ND	ND	OTHER	2.2 UG/L	
GP-5	5/5/2006		ND	ND	ND	OTHER	ND	
MW-2	6/23/2006		ND	ND	ND	OTHER	ND	
MW-3	6/23/2006		ND	ND	ND	OTHER	ND	
MW-4	6/23/2006		ND	ND	ND	OTHER	ND	
MW-5	6/23/2006		ND	ND	ND	OTHER	ND	
MW-6	6/23/2006		ND	ND	ND	OTHER	ND	
MW2	3/10/2005	OTHER	ND	ND	ND	OTHER	ND	ND
MW3	3/10/2005	OTHER	ND	ND	ND	OTHER	ND	ND

MW4	3/10/2005	OTHER	ND	ND	ND	OTHER	ND	ND
MW5	3/10/2005	OTHER	ND	ND	ND	OTHER	ND	ND
TB	3/10/2005		ND	ND	ND	OTHER	ND	ND
TB-1	6/23/2006		ND	ND	ND	OTHER	ND	

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

FIELD PT NAME	DATE	TPHg	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
GP-1-5'	5/5/2006		ND	ND	ND		ND	
GP-2-5'	5/5/2006		ND	ND	ND		ND	
GP-3-5'	5/5/2006		ND	ND	ND		ND	
GP-4-5'	5/5/2006		ND	ND	ND		ND	
GP-5-5'	5/5/2006		ND	ND	ND		ND	
GP1-6'	4/11/2003		ND	ND	ND		ND	
GP1-8'	4/11/2003		ND	ND	ND		ND	
GP10-6'	4/11/2003		ND	ND	ND		ND	
GP10-8'	4/11/2003		ND	ND	ND		ND	
GP2-6'	4/11/2003		ND	ND	ND		ND	
GP2-8'	4/11/2003		ND	ND	ND		ND	
GP3-6'	4/11/2003		ND	ND	ND		ND	
GP3-8'	4/11/2003		ND	ND	ND		ND	
GP4-6'	4/11/2003		ND	ND	ND		ND	
GP4-8'	4/11/2003		ND	ND	ND		ND	
GP5-6'	4/11/2003		ND	ND	ND		ND	
GP5-8'	4/11/2003		ND	ND	ND		ND	
GP6-6'	4/11/2003		ND	ND	ND		ND	
GP6-8'	4/11/2003		ND	ND	ND		ND	
GP7-6'	4/11/2003		ND	ND	ND		ND	
GP7-8'	4/11/2003		ND	ND	ND		ND	
GP8-6'	4/11/2003		ND	ND	ND		ND	
GP8-8'	4/11/2003		ND	ND	ND		ND	
GP9-6'	4/11/2003		ND	ND	ND		ND	
GP9-8'	4/11/2003		ND	ND	ND		ND	
MW-6-10'	2/13/2006		ND	ND	ND		ND	
MW-6-5'	2/13/2006		ND	ND	ND		ND	
P-1-5	1/27/2006		ND	ND	ND		ND	
P-2-5	1/27/2006		ND	ND	ND		ND	
P-3-5	1/27/2006		ND	ND	ND		ND	
P-4-5	1/27/2006		ND	ND	ND		ND	
P-5-5	1/27/2006		ND	ND	ND		ND	

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

FIELD PT NAME	DATE	DEPTH TO WATER (FT)	SHEEN	DEPTH TO FREE PRODUCT (FT)
MW-2	6/23/2006	7.05	N	
MW-3	6/23/2006	7.44	N	
MW-4	6/23/2006	6.65	N	
MW-5	6/23/2006	7.3	N	
MW-6	6/23/2006	6.7	N	

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
MR. KWIK CONVENIENT MART (Global ID: T0611100625) 1309 SAVIERS RD OXNARD, CA 93030	Completed - Case Closed	2/17/1998	3/21/1990	25	VENTURA COUNTY *(LEAD)* - *CASE #: 90041* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-90041* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline				3/21/1990		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			3/21/1990				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
No APN Found

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
OXNARD PIPE AND SUPPLY (Global ID: T0611100294) 1260 COMMERCIAL AVE OXNARD, CA 93030	Completed - Case Closed	6/26/1995	6/15/1988	27	VENTURA COUNTY *(LEAD)* - *CASE #: 88044* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-88044* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline				6/15/1988		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			6/15/1988				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
204010220	Santa Clara River Valley - Oxnard (4-4.02)	Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
OXNARD PRODUCE (Global ID: T0611100177) 950 MOUNTAIN VIEW AVE OXNARD, CA 93030	Completed - Case Closed	7/2/1997	6/26/1987	28	VENTURA COUNTY *(LEAD)* - *CASE #: 87018* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-87018* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline				6/26/1987		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			8/11/1987				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
201029111

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
OXNARD SCHOOL DISTRICT (Global ID: T0611170338) 514 WOOLEY RD. OXNARD, CA 93030	Completed - Case Closed	3/27/2006	1/14/2003	13	VENTURA COUNTY *(LEAD)* - *CASE #: 03001* ***CASEWORKER:*** *GINA TERESA* - ***SUPERVISOR:*** *NONE SPECIFIED* LOS ANGELES RWQCB (REGION 4) - *CASE #: C03001* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline, Diesel		SW - Agricultural Supply, SW - Municipal and Domestic Supply	Other	1/14/2003	Close and Remove Tank	0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			1/1/2016	8/19/2004	8/19/2004		

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
203006116

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

FIELD PT NAME	DATE	TPHg	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
DUP-01	7/1/2004	OTHER	<1 UG/L	<1 UG/L	<1 UG/L	<1 UG/L	ND	ND
DUPE-02	2/4/2004	OTHER	<1 UG/L	<1 UG/L	<1 UG/L	<1 UG/L	ND	ND
EB-1	7/1/2004	OTHER	<1 UG/L	<1 UG/L	<1 UG/L	<1 UG/L	ND	ND
MW-1	7/1/2004	OTHER	<1 UG/L	<1 UG/L	<1 UG/L	<1 UG/L	ND	ND
MW-2	7/1/2004	OTHER	<1 UG/L	<1 UG/L	<1 UG/L	<1 UG/L	ND	ND
MW-3	7/1/2004	OTHER	<1 UG/L	<1 UG/L	<1 UG/L	<1 UG/L	ND	ND
MW-4	7/1/2004	OTHER	<1 UG/L	<1 UG/L	<1 UG/L	<1 UG/L	ND	ND

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL	VIEW ESI SUBMITTALS
NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE	

MOST RECENT GEO_WELL DATA	VIEW ESI SUBMITTALS
NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE	

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
OXNARD SCHOOL DISTRICT (Global ID: T0611101162) 1055 C ST OXNARD, CA 93030	Completed - Case Closed	2/4/1998	12/31/1997	18	VENTURA COUNTY *(LEAD)* - *CASE #: 98003* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-98003* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Diesel				12/31/1997		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			1/1/1950				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
No APN Found	Santa Clara River Valley - Oxnard (4-4.02)	Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)

- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
PACIFIC COAST PRODUCE (Global ID: T0611199459) 950 MOUNTAIN VIEW AVE. OXNARD, CA 93030	Completed - Case Closed	5/31/2005	4/8/2002	13	VENTURA COUNTY *(LEAD)* - *CASE #: 02002* ***CASEWORKER:*** *DIANE B. WAHL* - ***SUPERVISOR:*** *NONE SPECIFIED* LOS ANGELES RWQCB (REGION 4) - *CASE #: C02002* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline		SW - Agricultural Supply, SW - Municipal and Domestic Supply	Other	4/8/2002	Close and Remove Tank	0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			1/1/2016	9/26/2005	2/7/2005		

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
201029108	Santa Clara River Valley - Oxnard (4-4.02)	Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)

- **METROPOLITAN WATER DIST. OF SO. CAL.** - P.O. BOX 54153, LOS ANGELES, CA 90054
- **OXNARD WATER DEPT** - 251 SOUTH HAYES AVE, OXNARD, CA 93030
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

FIELD PT NAME	DATE	TPHg	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
GP1-W	1/22/2003	OTHER	ND	0.21 UG/L	ND	ND	19 UG/L	ND
GP2-W	1/22/2003	OTHER	ND	ND	ND	ND	4.2 UG/L	ND
GP3-W	1/22/2003	OTHER	ND	ND	ND	ND	12 UG/L	ND
GP4-W	1/22/2003	OTHER	ND	ND	ND	ND	17 UG/L	ND
MW1	1/12/2005		ND	ND	ND	ND	24 UG/L	ND
MW2	1/12/2005		ND	0.52 UG/L	ND	ND	43 UG/L	ND

MW3	1/12/2005	ND	ND	ND	ND	68 UG/L	ND
MW4	1/12/2005	1.7 UG/L	8.5 UG/L	1.5 UG/L	14 UG/L	19 UG/L	ND
QCTB	1/12/2005	ND	ND	ND	ND	ND	ND

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

FIELD PT NAME	DATE	TPHg	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
GP1-1	1/22/2003		ND	ND	ND	ND	ND	ND
GP1-2	1/22/2003		ND	ND	ND	ND	3.6 UG/KG	ND
GP1-3	1/22/2003		ND	ND	ND	ND	6.1 UG/KG	ND
GP1-4	1/22/2003		ND	ND	ND	ND	5.8 UG/KG	ND
GP2-1	1/22/2003		ND	ND	ND	ND	ND	ND
GP2-2	1/22/2003		ND	ND	ND	ND	1.1 UG/KG	ND
GP2-3	1/22/2003		ND	ND	ND	ND	3.1 UG/KG	ND
GP2-4	1/22/2003		ND	ND	ND	ND	6 UG/KG	ND
GP3-1	1/22/2003		ND	ND	ND	ND	ND	ND
GP3-2	1/22/2003		ND	ND	ND	ND	ND	ND
GP3-3	1/22/2003		ND	ND	ND	ND	6.1 UG/KG	ND
GP3-4	1/22/2003		ND	ND	ND	ND	2.9 UG/KG	ND
GP4-1	1/22/2003		ND	ND	ND	ND	ND	ND
GP4-2	1/22/2003		ND	ND	ND	ND	ND	ND
GP4-3	1/22/2003		ND	ND	ND	ND	5.7 UG/KG	ND
GP4-4	1/22/2003		ND	ND	ND	ND	3.9 UG/KG	ND
MW1-1	7/25/2003		ND	ND	ND	ND	ND	ND
MW1-2	7/25/2003		ND	ND	ND	ND	ND	ND
MW1-4	7/25/2003		ND	ND	ND	ND	ND	ND
MW2-1	7/25/2003		ND	ND	ND	ND	ND	ND
MW2-2	7/25/2003		ND	ND	ND	ND	ND	ND
MW2-3	7/25/2003		ND	ND	ND	ND	5.2 UG/KG	ND
MW2-4	7/25/2003		ND	ND	ND	ND	2.1 UG/KG	ND
MW3-1	7/25/2003		ND	ND	ND	ND	ND	ND
MW3-2	7/25/2003		ND	ND	ND	ND	ND	ND
MW3-3	7/25/2003		ND	ND	ND	ND	4.3 UG/KG	ND
MW3-4	7/25/2003		ND	ND	ND	ND	4 UG/KG	ND
MW4-1	7/25/2003		ND	ND	ND	ND	ND	ND
MW4-2	7/25/2003		ND	ND	ND	ND	ND	ND
MW4-3	7/25/2003		ND	ND	ND	ND	2.3 UG/KG	ND
MW4-4	7/25/2003		ND	ND	ND	ND	ND	ND

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

FIELD PT NAME	DATE	DEPTH TO WATER (FT)	SHEEN	DEPTH TO FREE PRODUCT (FT)
MW1	1/12/2005	8.536	N	
MW2	1/12/2005	8.66	N	
MW3	1/12/2005	8.13	N	
MW4	1/12/2005	8.44	N	

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
PEP BOYS (Global ID: T0611100696) 939 OXNARD BLVD OXNARD, CA 93030	Completed - Case Closed	2/26/1991	10/19/1990	25	VENTURA COUNTY *(LEAD)* - *CASE #: 90123* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-90123* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Waste Oil / Motor / Hydraulic / Lubricating				10/19/1990		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			11/20/1990				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
WELL 16 - ABANDONED	5610007-016	Abandoned	G	59	1228 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
202019202

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
QUALITY WATER (Global ID: T0611100655) 1530 PINE ST OXNARD, CA 93030	Completed - Case Closed	5/19/1998	6/7/1990	25	VENTURA COUNTY *(LEAD)* - *CASE #: 90075* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-90075* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline				6/7/1990		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			6/7/1990				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
WELL 07 - ABANDONED	5610007-007	Abandoned	G	0	1349 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
No APN Found

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)

- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
RICHMOND AVE BLENDING STN (Global ID: T0611101138) RICHMOND & WOOLEY OXNARD, CA 93030	Completed - Case Closed	5/19/2004	2/19/1997	19	VENTURA COUNTY *(LEAD)* - *CASE #: 97019* ***CASEWORKER:*** *ERIN K. O'CONNELL* - ***SUPERVISOR:*** *NONE SPECIFIED* LOS ANGELES RWQCB (REGION 4) - *CASE #: C97019* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline		SW - No Beneficial Use		2/19/1997		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			5/19/2004				1/31/2003

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
No APN Found

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
RICHVIEW INC (Global ID: T0611100241) 771 MOUNTAIN VIEW AVE OXNARD, CA 93030	Completed - Case Closed	7/31/1996	10/26/1987	28	VENTURA COUNTY *(LEAD)* - *CASE #: 87119* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-87119* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline			Tank	10/26/1987		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			7/31/1996				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
WELL 16 - ABANDONED	5610007-016	Abandoned	G	59	1226 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
201020008

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
SCHREINER, WALTER (Global ID: T0611100862) 820 OXNARD BLVD OXNARD, CA 93030	Completed - Case Closed	7/24/1997	7/8/1993	22	VENTURA COUNTY *(LEAD)* - *CASE #: 93040* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-93040* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline				7/8/1993		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			11/15/1993				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
WELL 16 - ABANDONED	5610007-016	Abandoned	G	59	1256 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
201027306

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
SHELL OIL SS - C STREET (Global ID: T0611100121) 1111 C ST OXNARD, CA 93030	Completed - Case Closed	3/21/2000	12/7/1984	31	VENTURA COUNTY *(LEAD)* - *CASE #: 85029* LOS ANGELES RWQCB (REGION 4) - *CASE #: C85029* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline				12/7/1984		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			3/21/2000				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
203006124

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
SHELL OIL SS - OXNARD (Global ID: T0611100259) 915 OXNARD BLVD OXNARD, CA 93030	Completed - Case Closed	7/18/1996	11/24/1987	28	VENTURA COUNTY *(LEAD)* - *CASE #: 88001* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-88001* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Diesel				11/24/1987		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			1/4/1988				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
WELL 16 - ABANDONED	5610007-016	Abandoned	G	59	1180 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
No APN Found

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)

- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
SHELL SS - OXNARD (Global ID: T0611151074) 915 OXNARD BLVD. OXNARD, CA 93030	Completed - Case Closed	8/21/2006	6/25/2002	13	VENTURA COUNTY *(LEAD)* - *CASE #: 02010* LOS ANGELES RWQCB (REGION 4) - *CASE #: C02010* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

ACTION TYPE	BEGIN DATE	END DATE	PHASE	CONTAMINANT MASS REMOVED	DESCRIPTION
EXCAVATION	10/14/2002	10/14/2002	Soil		Excavate contaminated soil associated with WO UST
FREE PRODUCT REMOVAL	8/23/2002	8/23/2002	Soil		Remove water contam w/waste oil during removal of WO UST
EXCAVATION	8/7/2002	9/13/2002	Soil		Excavate additional contaminated soil identified by conf smpls
EXCAVATION	6/13/2002	6/13/2002	Soil		Remediation following removal of 4 10,000 gal USTs (3 g, 1 d)

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Diesel, Gasoline			Other	6/25/2002	Other Means	0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			1/1/2016	6/20/2006	4/4/2006		10/10/2005

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
WELL 16 - ABANDONED	5610007-016	Abandoned	G	59	1206 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME

No APN Found | Santa Clara River Valley - Oxnard (4-4.02) | Oxnard (410.00)

COUNTY	PUBLIC WATER SYSTEM(S)
Ventura	• **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

FIELD PT NAME	DATE	TPHg	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
DUP	3/8/2006	OTHER	ND	ND	ND	ND	ND	ND
MW-1	3/8/2006	OTHER	ND	ND	ND	ND	ND	ND
MW-2	3/8/2006	OTHER	ND	ND	ND	ND	ND	ND
MW-3	3/8/2006	OTHER	ND	ND	ND	ND	ND	ND
MW-4	3/8/2006	OTHER	ND	ND	ND	ND	ND	ND
MW-5	3/8/2006	OTHER	ND	ND	ND	ND	ND	ND
QCTB	3/8/2006	OTHER	ND	ND	ND	ND	ND	ND
TB	7/11/2005	<50 UG/L	<0.5 UG/L	<1 UG/L	<1 UG/L	OTHER	<1 UG/L	<10 UG/L

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

FIELD PT NAME	DATE	TPHg	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
D-1	7/18/2002	3500 MG/KG	<1700 UG/KG	37000 UG/KG	53000 UG/KG		<3400 UG/KG	<34000 UG/KG
D-2	7/18/2002	<0.22 MG/KG	1.1 UG/KG	1.4 UG/KG	<0.84 UG/KG		<1.7 UG/KG	<17 UG/KG
D-3	7/18/2002	<0.22 MG/KG	2.3 UG/KG	2.9 UG/KG	1.1 UG/KG		<1.9 UG/KG	<19 UG/KG
D1B	8/7/2002	83 MG/KG	<5 UG/KG	19 UG/KG	77 UG/KG		43 UG/KG	320 UG/KG
D1SWN	8/7/2002	2.5 MG/KG	<5 UG/KG	<5 UG/KG	17 UG/KG		73 UG/KG	54 UG/KG
D1SWS	8/7/2002	260 MG/KG	<130 UG/KG	540 UG/KG	1200 UG/KG		510 UG/KG	<1300 UG/KG
D1SWW	8/7/2002	360 MG/KG	<130 UG/KG	<130 UG/KG	1600 UG/KG		<130 UG/KG	<1300 UG/KG
EB	8/23/2002	1500 MG/KG	<100 UG/KG	<100 UG/KG	<100 UG/KG		<200 UG/KG	<2000 UG/KG
EB10	9/13/2002	0.88 MG/KG	1.3 UG/KG	1.7 UG/KG	11 UG/KG		2.7 UG/KG	<22 UG/KG
EB2	8/23/2002	<0.28 MG/KG	<1 UG/KG	<1 UG/KG	<1 UG/KG		<2 UG/KG	<20 UG/KG
EB3	9/12/2002	950 MG/KG	<95 UG/KG	<95 UG/KG	<95 UG/KG		<190 UG/KG	<1900 UG/KG
EB4	9/13/2002	330 MG/KG	<110 UG/KG	<110 UG/KG	<110 UG/KG		<220 UG/KG	<2200 UG/KG
EB5	9/13/2002	5.7 MG/KG	<83 UG/KG	<83 UG/KG	<83 UG/KG		<170 UG/KG	<1700 UG/KG
EB6	9/13/2002	<0.38 MG/KG	<1.1 UG/KG	<1.1 UG/KG	<1.1 UG/KG		<2.2 UG/KG	<22 UG/KG
EB7	9/13/2002	0.82 MG/KG	<0.96 UG/KG	1.2 UG/KG	<0.96 UG/KG		2.1 UG/KG	<19 UG/KG
EB8	9/13/2002	<0.72 MG/KG	<1.1 UG/KG	<1.1 UG/KG	<1.1 UG/KG		2.3 UG/KG	<21 UG/KG
EB9	9/13/2002	3.2 MG/KG	<1.1 UG/KG	1.6 UG/KG	1.2 UG/KG		<2.2 UG/KG	<22 UG/KG
ESWE	8/23/2002	2.6 MG/KG	2.3 UG/KG	3.1 UG/KG	3.3 UG/KG		32 UG/KG	35 UG/KG
ESWN	9/13/2002	<0.33 MG/KG	1.5 UG/KG	1.9 UG/KG	<0.96 UG/KG		<1.9 UG/KG	<19 UG/KG
ESWNE	8/23/2002	1.1 MG/KG	1.5 UG/KG	2.6 UG/KG	6.3 UG/KG		4.7 UG/KG	32 UG/KG
ESWNW	8/23/2002	1.4	2 UG/KG	2.5 UG/KG	13 UG/KG		19 UG/KG	150 UG/KG

		MG/KG					
ESWS	8/23/2002	10 MG/KG	1.8 UG/KG	2.7 UG/KG	35 UG/KG	2.9 UG/KG	<23 UG/KG
ESWSE	8/23/2002	0.97 MG/KG	2.1 UG/KG	2 UG/KG	2.9 UG/KG	3.1 UG/KG	<23 UG/KG
ESWSW	8/23/2002	81 MG/KG	19 UG/KG	4.2 UG/KG	60 UG/KG	200 UG/KG	110 UG/KG
ESWW	9/12/2002	<0.32 MG/KG	1.5 UG/KG	2 UG/KG	<1.1 UG/KG	<2.2 UG/KG	<22 UG/KG
L-1	7/18/2002	170 MG/KG	<95 UG/KG	240 UG/KG	610 UG/KG	320 UG/KG	<1900 UG/KG
L-2	7/18/2002	<0.21 MG/KG	0.95 UG/KG	1.3 UG/KG	<0.81 UG/KG	<1.6 UG/KG	<16 UG/KG
L-3	7/18/2002	1.6 MG/KG	1.7 UG/KG	13 UG/KG	3.9 UG/KG	10 UG/KG	<17 UG/KG
L-4	7/18/2002	<0.22 MG/KG	2.6 UG/KG	3.1 UG/KG	1.1 UG/KG	<1.7 UG/KG	<17 UG/KG
L-5	7/18/2002	<0.23 MG/KG	<0.89 UG/KG	<0.89 UG/KG	<0.89 UG/KG	<1.8 UG/KG	<18 UG/KG
L1B	8/7/2002	560 MG/KG	<130 UG/KG	300 UG/KG	1800 UG/KG	<130 UG/KG	<1300 UG/KG
L1SWE	8/7/2002	2700 MG/KG	<130 UG/KG	<130 UG/KG	<130 UG/KG	310 UG/KG	<1300 UG/KG
L1SWN	8/7/2002	19 MG/KG	<5 UG/KG	92 UG/KG	230 UG/KG	16 UG/KG	72 UG/KG
L1SWS	8/7/2002	2.8 MG/KG	<5 UG/KG	<5 UG/KG	<5 UG/KG	76 UG/KG	130 UG/KG
MW-1	4/3/2003	<0.25 MG/KG	<1.1 UG/KG	<1.1 UG/KG	<1.1 UG/KG	<2.2 UG/KG	<22 UG/KG
MW-2	4/3/2003	<0.23 MG/KG	<0.92 UG/KG	<0.87 UG/KG	<0.89 UG/KG	<1.8 UG/KG	<18 UG/KG
MW-3	4/3/2003	<0.26 MG/KG	<260 UG/KG	<260 UG/KG	<260 UG/KG	<520 UG/KG	<5200 UG/KG
MW-4	4/3/2003	<0.3 MG/KG	<1.1 UG/KG	<1.1 UG/KG	<1.1 UG/KG	<2.2 UG/KG	<22 UG/KG
MW-5	4/3/2003	<0.3 MG/KG	<0.98 UG/KG	<0.96 UG/KG	<0.98 UG/KG	<2 UG/KG	<20 UG/KG
SB-1	11/28/2005	<0.29 MG/KG	<1.3 UG/KG	<1.3 UG/KG	<1.3 UG/KG	<2.5 UG/KG	<25 UG/KG
SB-2	11/28/2005	<0.25 MG/KG	<1.1 UG/KG	<1.1 UG/KG	<1.1 UG/KG	<2.1 UG/KG	<21 UG/KG
SB-3	11/28/2005	<0.26 MG/KG	<1.1 UG/KG	<1.1 UG/KG	<1.1 UG/KG	<2.3 UG/KG	<23 UG/KG
SB-4	11/28/2005	<0.27 MG/KG	<1.2 UG/KG	<1.2 UG/KG	<1.2 UG/KG	<2.4 UG/KG	<24 UG/KG
SP-1	8/23/2002	2.5 MG/KG					
SP-2	8/23/2002	8.5 MG/KG					
SP-3	8/23/2002	8.5 MG/KG					
SP-4	6/13/2002	<0.5 MG/KG	<5 UG/KG	<5 UG/KG	<5 UG/KG	140 UG/KG	
SP-5	6/13/2002	<0.5 MG/KG	<5 UG/KG	<5 UG/KG	<5 UG/KG	<5 UG/KG	
SP-6	6/13/2002	<0.5 MG/KG	<5 UG/KG	<5 UG/KG	<5 UG/KG	6.2 UG/KG	
SP-7	6/13/2002	<0.5 MG/KG	<5 UG/KG	<5 UG/KG	<5 UG/KG	11 UG/KG	
SP-8	6/13/2002	<0.5 MG/KG	<5 UG/KG	<5 UG/KG	<5 UG/KG	<5 UG/KG	
UST1-E	6/13/2002		<0.86	1.1 UG/KG	<0.86 UG/KG	<1.7	<17 UG/KG

			UG/KG			UG/KG	
UST1-W	6/13/2002		<1 UG/KG	1.1 UG/KG	<1 UG/KG	<2.1 UG/KG	<21 UG/KG
UST2-E	6/13/2002	120 MG/KG	<0.82 UG/KG	<0.82 UG/KG	<0.82 UG/KG	7 UG/KG	<16 UG/KG
UST2-W	6/13/2002	<0.23 MG/KG	0.98 UG/KG	1.3 UG/KG	<0.95 UG/KG	150 UG/KG	76 UG/KG
UST3-E	6/13/2002	4.7 MG/KG	<94 UG/KG	<94 UG/KG	<94 UG/KG	4700 UG/KG	<1900 UG/KG
UST3-W	6/13/2002	81 MG/KG	<99 UG/KG	190 UG/KG	<99 UG/KG	4800 UG/KG	<2000 UG/KG
UST4-E	6/13/2002	<0.23 MG/KG	1.2 UG/KG	2.7 UG/KG	<0.91 UG/KG	180 UG/KG	38 UG/KG
UST4-W	6/13/2002	5.9 MG/KG	<85 UG/KG	<85 UG/KG	<85 UG/KG	<170 UG/KG	<1700 UG/KG
VL-1	7/18/2002	<0.22 MG/KG	1.2 UG/KG	1.4 UG/KG	<0.81 UG/KG	<1.6 UG/KG	<16 UG/KG
VL-2	7/18/2002	880 MG/KG	<87 UG/KG	<87 UG/KG	<87 UG/KG	<170 UG/KG	<1700 UG/KG
VL2B	8/7/2002	<0.5 MG/KG	<5 UG/KG	<5 UG/KG	<5 UG/KG	<5 UG/KG	<50 UG/KG
VL2SWE	8/7/2002	<0.5 MG/KG	<5 UG/KG	<5 UG/KG	<5 UG/KG	<5 UG/KG	<50 UG/KG
VL2SWN	8/7/2002	<0.5 MG/KG	<5 UG/KG	<5 UG/KG	<5 UG/KG	<5 UG/KG	<50 UG/KG
VL2SWS	8/7/2002	<0.5 MG/KG	<5 UG/KG	<5 UG/KG	<5 UG/KG	<5 UG/KG	<50 UG/KG
VL2SWW	8/7/2002	<0.5 MG/KG	<5 UG/KG	<5 UG/KG	<5 UG/KG	<5 UG/KG	<50 UG/KG
WO	9/13/2002	<0.31 MG/KG	2.7 UG/KG	18 UG/KG	3.1 UG/KG	<2.3 UG/KG	<23 UG/KG

MOST RECENT GEO_WELL DATA VIEW ESI SUBMITTALS

FIELD PT NAME	DATE	DEPTH TO WATER (FT)	SHEEN	DEPTH TO FREE PRODUCT (FT)
MW-1	7/11/2005	12.85	N	
MW-2	7/11/2005	12.83	N	
MW-3	7/11/2005	12.31	N	
MW-4	7/11/2005	13.28	N	
MW-5	7/11/2005	12.91	N	

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
TEXACO SS - OXNARD (JOE'S) (Global ID: T0611100318) 1720 OXNARD BLVD OXNARD, CA 93030	Completed - Case Closed	10/21/2004	6/23/1988	27	VENTURA COUNTY *(LEAD)* - *CASE #: 88071* ***CASEWORKER:*** *ERIN K. O'CONNELL* - ***SUPERVISOR:*** *NONE SPECIFIED* LOS ANGELES RWQCB (REGION 4) - *CASE #: C88071* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline				6/23/1988		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			10/21/2004	3/31/2004	3/31/2004		

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
WELL 07 - ABANDONED	5610007-007	Abandoned	G	0	698 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
No APN Found

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

FIELD PT NAME	DATE	TPHg	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
DS-1	3/7/2004	OTHER	ND	ND	ND	OTHER	ND	ND
MW-1	3/7/2004	OTHER	ND	ND	ND	OTHER	ND	ND
MW-2	3/7/2004	OTHER	ND	ND	ND	OTHER	ND	ND
MW-3	3/7/2004	OTHER	ND	ND	ND	OTHER	ND	ND
MW-4	3/7/2004	OTHER	ND	ND	ND	OTHER	ND	ND
MW-5	3/7/2004	OTHER	ND	ND	ND	OTHER	ND	ND
MW-6	3/7/2004	OTHER	ND	ND	ND	OTHER	ND	ND
MW-7	3/7/2004	OTHER	ND	ND	ND	OTHER	ND	ND
TB	7/18/2002		ND	ND	ND	OTHER	ND	ND
TB-1	3/7/2004		ND	ND	ND	OTHER	ND	ND

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL	VIEW ESI SUBMITTALS
NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE	

MOST RECENT GEO_WELL DATA	VIEW ESI SUBMITTALS
NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE	

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
TORRENCE 1990 LIVING TRUST (Global ID: T0611100816) 1555 OXNARD BL OXNARD, CA 93033	Completed - Case Closed	6/3/1996	8/7/1992	23	VENTURA COUNTY *(LEAD)* - *CASE #: 92030* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-92030* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Waste Oil / Motor / Hydraulic / Lubricating				8/7/1992		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			8/7/1992				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
WELL 07 - ABANDONED	5610007-007	Abandoned	G	0	1337 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
204009308

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
TUNE UP MASTERS SHOP (Global ID: T0611100060) 740 OXNARD BLVD S OXNARD, CA 93030	Completed - Case Closed	7/19/1996	8/24/1987	28	LOS ANGELES RWQCB (REGION 4) *(LEAD) - CASE #: 930300307* ***CASEWORKER:*** *YUE RONG* - ***SUPERVISOR:*** *NONE SPECIFIED* VENTURA COUNTY

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
* Solvents			Tank	8/24/1987		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			1/1/1950				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
201027314	Santa Clara River Valley - Oxnard (4-4.02)	Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
TUNE-UP MASTERS (Global ID: T0611100227) 740 OXNARD BLVD OXNARD, CA 93030	Completed - Case Closed	7/19/1996	8/24/1987	28	VENTURA COUNTY *(LEAD)* - *CASE #: 87099* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-87099* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Waste Oil / Motor / Hydraulic / Lubricating				8/24/1987		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			8/24/1987				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
201027312

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)

- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
UNOCAL #3484 (Global ID: T0611100515) 1400 OXNARD BLVD OXNARD, CA 93030	Completed - Case Closed	12/19/1995	8/14/1989	26	VENTURA COUNTY *(LEAD)* - *CASE #: 89107* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-89107* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline				8/14/1989		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			8/14/1989				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
204003013

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
UNOCAL #3484 (Global ID: T0611101118) 1400 OXNARD BLVD S OXNARD, CA 93030	Completed - Case Closed	11/7/2000	9/11/1996	19	VENTURA COUNTY *(LEAD)* - *CASE #: 96053* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-96053* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline				9/11/1996		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			11/7/2000				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
204003013

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
V. B. ANDERSON (Global ID: T0611100492) 455 WOOLEY RD OXNARD, CA 93030	Completed - Case Closed	11/10/1994	6/9/1989	26	VENTURA COUNTY *(LEAD)* - *CASE #: 89083* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-89083* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline				6/9/1989		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			1/1/1965				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
WELL 16 - ABANDONED	5610007-016	Abandoned	G	59	447 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
No APN Found

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)

- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
VENCO PROPERTIES, INC (Global ID: T0611100460) 1247 MERCANTILE ST OXNARD, CA 93030	Completed - Case Closed	9/17/1996	3/23/1989	26	LOS ANGELES RWQCB (REGION 4) *(LEAD) - CASE #: C-89038* ***CASEWORKER:*** *YUE RONG* - ***SUPERVISOR:*** *NONE SPECIFIED* VENTURA COUNTY

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline			Tank	3/23/1989		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			1/1/1950				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
204017207

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)

- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
VENTURA MFG. & IMPLEMENT (Global ID: T0611100617) 1265 COMMERCIAL AVE OXNARD, CA 93030	Completed - Case Closed	6/15/1990	2/20/1990	26	VENTURA COUNTY *(LEAD)* - *CASE #: 90033* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-90033* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline				2/20/1990		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			2/20/1990				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
204010126	Santa Clara River Valley - Oxnard (4-4.02)	Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
Verizon Facility (Global ID: T10000000846) 900 C Street, South OXNARD, CA 93030	Completed - Case Closed	2/6/2003		13	VENTURA COUNTY *(LEAD)* - *CASE #: SR3146662* ***CASEWORKER:*** *ERIN K. O'CONNELL* - ***SUPERVISOR:*** *NONE SPECIFIED* LOS ANGELES RWQCB (REGION 4)

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Dioxin / Furans						0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			4/4/2011				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
No APN Found	Santa Clara River Valley - Oxnard (4-4.02)	Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)

- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
VERIZON OXNARD CENTRAL OFFICE (Global ID: T0611104689) 900 C ST OXNARD, CA 93030	Completed - Case Closed	8/21/2006	12/4/2003	12	VENTURA COUNTY *(LEAD)* - *CASE #: 04003* LOS ANGELES RWQCB (REGION 4) - *CASE #: C04003* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Diesel			Other	12/4/2003	Close and Remove Tank	0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			1/1/2016	6/8/2006	12/19/2005		

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
202019115

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

FIELD PT NAME	DATE	TPHg	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
MW1	12/6/2005		ND	ND	ND	OTHER	ND	ND
MW2	12/6/2005		ND	ND	ND	OTHER	ND	ND
MW3	12/6/2005		ND	ND	ND	OTHER	ND	ND
MW4	12/6/2005		ND	ND	ND	OTHER	ND	ND
QCEB	12/6/2005		ND	ND	ND	OTHER	ND	ND

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

FIELD PT NAME	DATE	TPHg	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
MW1	9/22/2004		ND	ND	ND	ND	ND	ND
MW2	9/22/2004		ND	ND	ND	ND	ND	ND
MW3	9/22/2004		ND	ND	ND	ND	ND	ND

MW4	9/22/2004	ND	ND	ND	ND	ND	ND
SW-1	12/17/2003	ND	ND	ND	ND		
SW-2	12/17/2003	ND	ND	ND	ND		
SW-3	12/17/2003	ND	ND	ND	ND		

MOST RECENT GEO_WELL DATA VIEW ESI SUBMITTALS

FIELD PT NAME	DATE	DEPTH TO WATER (FT)	SHEEN	DEPTH TO FREE PRODUCT (FT)
MW1	12/6/2005	8.55	N	
MW2	12/6/2005	8.44	N	
MW3	12/6/2005	7.8	N	
MW4	12/6/2005	7.5	N	

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
VIKING FREIGHT SYSTEMS INC (Global ID: T0611100902) 1260 SAVIERS RD OXNARD, CA 93030	Completed - Case Closed	2/22/1995	8/21/1986	29	VENTURA COUNTY *(LEAD)* - *CASE #: 94051* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-94051* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Diesel				8/21/1986		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			1/1/1965				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
204006026	Santa Clara River Valley - Oxnard (4-4.02)	Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
WILLIAM CONLEY & SON (Global ID: T0611100456) 1340 OXNARD BLVD OXNARD, CA 93030	Completed - Case Closed	6/29/1989	3/13/1989	26	VENTURA COUNTY *(LEAD)* - *CASE #: 89034* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-89034* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Waste Oil / Motor / Hydraulic / Lubricating				3/13/1989		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			3/13/1989				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
204003015

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)

- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

CSM REPORT FOR PUBLIC NOTICING

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
YUBETA FAMILY TRUST (Global ID: T0611100274) 1284 C ST OXNARD, CA 93030	Completed - Case Closed	8/5/1996	2/5/1988	28	VENTURA COUNTY *(LEAD)* - *CASE #: 88017* LOS ANGELES RWQCB (REGION 4) - *CASE #: C-88017* ***CASEWORKER:*** *DANIEL PIROTTON* - ***SUPERVISOR:*** *WEIXING TONG*

SITE HISTORY

<NO SITE HISTORY ENTERED>

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Waste Oil / Motor / Hydraulic / Lubricating				2/5/1988		0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			10/14/1988				

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

WELL NAME	STATE WELL #	STATUS	SOURCE	# TIMES SAMPLED	DIST TO WELL
WELL 06 - ABANDONED	5610007-006	Abandoned	G	0	1462 feet

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN
No APN Found

GW BASIN NAME
Santa Clara River Valley - Oxnard (4-4.02)

WATERSHED NAME
Oxnard (410.00)

COUNTY
Ventura

PUBLIC WATER SYSTEM(S)
- **UNITED WTR CONS DIST** - 106 N. 8TH STREET, SANTA PAULA, CA 93060

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER

VIEW ESI SUBMITTALS

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL

VIEW ESI SUBMITTALS

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA

VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

INCIDENT_LOCATION WASHROOM BASIN

LOCATION_ADDRESS 1246 SOUTH OXNARD BLVD

LOCATION_NEAREST_CITY OXNARD 93030

LOCATION_STREET1

LOCATION_STREET2

INCIDENT_DATE_TIME 11/7/2002 12:00 PM

INCIDENT_CAUSE DUMPING

DESCRIPTION_OF_INCIDENT

THE CALLER REPORTS A RELEASE OF MATERIAL DUE TO THE SUSPECTED PARTY DUMPING OIL AND ANTIFREEZE INTO THE CITY STORM DRAIN.

F. Title Records

Chicago Title Company

725 South Figueroa Street, Suite 200, Los Angeles, CA 90017
Phone: (213) 488-4300 ● Fax: (213) 488-4377

Issuing Policies of Chicago Title Insurance Company

ORDER NO.: **00017424-016-AH**

Escrow/Customer Phone: **(213) 488-4373**

Chicago Title Company
725 South Figueroa Street, Suite 200
Los Angeles, CA 90017
ATTN: Amy Hiraheta
Email: amy.hiraheta@ctt.com

Title Officer: **Dave Balassi (LA/Comm)**
Title Officer Phone: **(213) 488-4394**
Title Officer Fax: **(213) 488-4360**
Title Officer Email: **DL-CTI-LosAngeles-UnitX49@ctt.com**

PROPERTY: **OXNARD BLVD @ WOOLEY ROAD, OXNARD, CA**

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, ***Chicago Title Company*** *hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a Nebraska Corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Countersigned:

By: _____
Authorized Signature

PRELIMINARY REPORT

SCHEDULE A

EFFECTIVE DATE: **July 29, 2015 at 7:30 a.m.**

The form of policy or policies of title insurance contemplated by this report is:

ALTA Ext. Owners, ALTA Ext. Lenders

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   A FEE

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   RPG Oxnard Gateway, LLC, a Delaware limited liability company, as to Parcels A and B and

   Pacific Theatres Corporation, a California corporation, as to Parcels C, D, E, F and G

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

   See Exhibit A attached hereto and made a part hereof.

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

A PORTION OF SUBDIVISION 37 OF THE RANCHO EL RIO DE SANTA CLARA O'LA COLONIA, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY IN THAT CERTAIN ACTION ENTITLED "THOMAS A. SCOTT, ET AL., PLFFS., VS. RAFAEL GONZALES, ET AH, DEFTS."; DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH FINE OF THE LAND CONVEYED TO BAKERSFIELD AND VENTURA RAILWAY COMPANY BY DEED RECORDED IN BOOK 109, PAGE 204 OF DEEDS, SAID POINT BEING ON THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY OXNARD DRIVE-IN THEATRE, INC., TO SKY VIEW DRIVE-IN THEATERS, A PARTNERSHIP, BY DEED RECORDED MARCH 9, 1956 IN BOOK 1280, PAGE 500 OF OFFICIAL RECORDS; THENCE,

1ST: SOUTH 0° 35' 43" WEST 306.11 FEET ALONG THE 4TH COURSE IN PARCEL A OF THE ABOVE-MENTIONED PROPERTY DESCRIBED IN BOOK 1280, PAGE 500 OF OFFICIAL RECORDS TO A POINT; THENCE,

2ND: SOUTH 46° 46' 52" EAST 643.15 FEET ALONG THE 3RD COURSE DESCRIBED IN SAID PARCEL A, TO THE NORTHEAST CORNER IN PARCEL B, AS DESCRIBED IN BOOK 1280, PAGE 500 OF OFFICIAL RECORDS; THENCE,

3RD: SOUTH 43° 13' 08" WEST 20 FEET ALONG THE NORTHWESTERLY LINE OF SAID PARCEL B TO A POINT; THENCE,

4TH: NORTH 46° 46' 52" WEST 651.92 FEET PARALLEL TO THE 3RD COURSE DESCRIBED IN SAID PARCEL A AND 20 FEET THEREFROM TO A POINT; THENCE,

5TH: NORTH 0° 35' 43" EAST 314.88 FEET TO A POINT ON THE SOUTH LINE OF THE SAID REAL LAND CONVEYED TO BAKERSFIELD AND VENTURA RAILWAY COMPANY; THENCE,

6TH: SOUTH 89° 24' 17" EAST 20 FEET ALONG SAID SOUTH LINE OF LAND CONVEYED TO BAKERSFIELD AND VENTURA RAILWAY COMPANY TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM ALL THE OIL, GAS, HYDROCARBONS, IN ALL FORMS AND ALL OTHER MINERALS AND MINERAL RIGHTS WHETHER METALLIC OR NON-METAILIC BELOW A DEPTH OF 500 FEET IN AND UNDER THE LAND HEREIN DESCRIBED, WITHOUT THE RIGHT OF SURFACE ENTRY UPON THE LAND FOR THE PURPOSE OF MINING, DRILLING OR EXPLORING SAID LAND FOR OIL, GAS, HYDROCARBON OR OTHER MINERALS AND REMOVING THE SAME THEREFROM AND WITHOUT THE RIGHT TO DAMAGE ANY IMPROVEMENTS PLACED ON OR UNDER SAID LAND.

EXHIBIT A
(Continued)

PARCEL B:

LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 15 OF TRACT NO. 1171, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 29 PAGES 19 AND 20 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL C:

A PORTION OF SUBDIVISION 37 OF THE RANCHO EL RIO DE SANTA CLARA O'LA COLONIA, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY IN THAT CERTAIN ACTION ENTITLED "THOMAS A. SCOTT, ET AL., PLFFS. VS. RAFAEL GONZALES, ET AL. DEFTS." DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF THE LAND CONVEYED TO BAKERSFIELD AND VENTURA RAILROAD COMPANY, BY DEED RECORDED IN BOOK 109, PAGE 204 OF DEEDS, AT THE MOST NORTHERLY NORTHWEST CORNER OF THE LAND CONVEYED TO RAY GOMES AND WIFE, BY DEED RECORDED MAY 27, 1954, IN BOOK 1205, PAGE 450 OF OFFICIAL RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID LAND OF GOMES,

1ST: SOUTH 0° 35' 13" WEST 864.06 FEET; THENCE ALONG A NORTHERLY LINE OF SAID LAND OF GOMES,

2ND: NORTH 89° 13' 12" WEST 170.16 FEET, MORE OR LESS TO A POINT ON A LINE PARALLEL WITH THE NORTHEAST LINE OF THE CALIFORNIA STATE HIGHWAY, 100 FEET WIDE AND DISTANT NORTHEASTERLY 150 FEET MEASURED AT RIGHT ANGLES THEREFROM; THENCE ALONG SAID PARALLEL LINE,

3RD: NORTH 46° 46' 52" WEST 822.81 FEET, MORE OR LESS, TO A LINE PARALLEL WITH THE EAST LINE OF THE LAND CONVEYED TO JOHN H. MUNDELL AND WIFE, BY DEED RECORDED IN BOOK 553, PAGE 321 OF OFFICIAL RECORDS, AND DISTANT SOUTHEASTERLY 200 FEET MEASURED AT RIGHT ANGLES THEREFROM; THENCE ALONG THE PARALLEL LINE LAST REFERRED TO,

4TH: NORTH 0° 35' 43" EAST 306.11 FEET TO A POINT IN THE SOUTH LINE OF SAID LAND CONVEYED BY DEED, RECORDED IN BOOK 109, PAGE 204 OF DEEDS; THENCE ALONG SAID SOUTH LINE,

5TH: SOUTH 89° 24' 17" EAST 775.35 FEET TO THE POINT OF BEGINNING.

PARCEL D:

A PORTION OF SUBDIVISION 37 OF THE RANCHO EL RIO DE SANTA CLARA O'LA COLONIA, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY IN THAT CERTAIN ACTION ENTITLED, "THOMAS A. SCOTT, ET AL., PLFFS. VS. RAFAEL GONZALES, ET AL. DEFTS." DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEAST LINE OF CALIFORNIA STATE HIGHWAY 100 FEET WIDE, WITH THE NORTH LINE OF LOT 1 OF THE PEARL SUBDIVISION NO. 1, AS PER MAP RECORDED IN BOOK 17, PAGES 72 AND 73 OF MAPS; THENCE ALONG THE NORTHEAST LINE OF SAID HIGHWAY,

EXHIBIT A
(Continued)

1ST: NORTH 46° 46' 52" WEST 30 FEET; THENCE,

2ND: NORTH 43° 13' 08" EAST 150 FEET; THENCE,

3RD: SOUTH 46° 46' 52" EAST 80 FEET; THENCE,

4TH: SOUTH 43° 13' 08" WEST 104.30 FEET, MORE OR LESS TO A POINT IN THE NORTH LINE OF SAID LOT 1; THENCE,

5TH: NORTH 89° 13' 12" WEST 67.75 FEET TO THE POINT OF BEGINNING.

PARCEL E:

A PORTION OF LOT 1 OF THE PEARL SUBDIVISION NO. 1, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGES 72 AND 73 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEAST LINE OF THE LAND CONVEYED TO THE STATE OF CALIFORNIA, BY DEED, RECORDED IN BOOK 904, PAGE 357 OF OFFICIAL RECORDS, DISTANT THEREON NORTH 46° 46' 52" WEST 105.23 FEET FROM THE SOUTHEAST LINE OF SAID LOT 1; THENCE ALONG THE NORTHEAST LINE OF SAID LAND OF THE STATE OF CALIFORNIA,

1ST: NORTH 46° 46' 52" WEST 50 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF SAID LOT; THENCE ALONG THE NORTH LINE OF SAID LOT,

2ND: SOUTH 89° 13' 12" EAST 67.75 FEET TO A LINE BEARING NORTH 43° 13' 08" EAST FROM THE POINT OF BEGINNING; THENCE,

3RD: SOUTH 43° 13' 08" WEST 45.70 FEET TO THE POINT OF BEGINNING.

PARCEL F:

A PORTION OF SUBDIVISION 37 OF THE RANCHO EL RIO DE SANTA CLARA O'LA COLONIA, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY IN THAT CERTAIN ACTION ENTITLED, "THOMAS A. SCOTT, ET AL., PLFFS. VS. RAFAEL GONZALES, ET AL. DEFTS." DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOT 1 OF THE PEARL SUBDIVISION NO. 1, AS PER MAP RECORDED IN BOOK 17, PAGES 72 AND 73 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH A LINE PARALLEL WITH AND DISTANT NORTHWESTERLY MEASURED AT RIGHT ANGLES 105.23 FEET FROM THE SOUTHEAST LINE OF SAID LOT 1; THENCE ALONG SAID PARALLEL LINE,

1ST: NORTH 43° 13' 08" EAST 104.30 FEET, MORE OR LESS, TO A LINE PARALLEL WITH AND DISTANT NORTHEASTERLY 150 FEET FROM THE NORTHEAST LINE OF THE CALIFORNIA STATE HIGHWAY, 1 0 0 FEET WIDE; THENCE ALONG THE LAST-DESCRIBED PARALLEL LINE,

2ND: SOUTH 46° 51' 30" EAST 99.22 FEET, MORE OR LESS, TO A POINT IN A NORTHWEST LINE OF THE LAND CONVEYED TO RAY GOMES AND WIFE, BY DEED, RECORDED IN BOOK 1205, PAGE 450 OF OFFICIAL RECORDS; THENCE,

EXHIBIT A
(Continued)

3RD: NORTH 89° 13' 12" WEST 14.82 FEET TO THE MOST WESTERLY CORNER OF SAID LAND OF GOMES; THENCE,

4TH: SOUTHEASTERLY ALONG A SOUTHWESTERLY LINE OF SAID LAND OF GOMES 14.82 FEET TO A POINT IN THE NORTHERLY END OF AN ALLEY AS SHOWN ON SAID MAP OF PEARL SUBDIVISION NO. 1; THENCE ALONG THE NORTHERLY LINE OF SAID PEARL SUBDIVISION NO. 1,

5TH: NORTH 89° 13' 12" WEST 124.86 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL G:

A PORTION OF LOT 1 OF THE PEARL SUBDIVISION NO. 1, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGES 72 AND 73 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEAST LINE OF SAID LOT WITH THE NORTHEAST LINE OF CALIFORNIA STATE HIGHWAY, 100 FEET WIDE, AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED, RECORDED IN BOOK 904, PAGE 357 OF OFFICIAL RECORDS; THENCE ALONG SAID NORTHEAST LINE,

1ST: NORTH 46° 46' 52" WEST 105.23 FEET; THENCE,

2ND: NORTH 43° 13' 08" EAST 45.70 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 1; THENCE ALONG SAID NORTH LINE,

3RD: SOUTH 89° 13' 12" EAST 124.86 FEET TO AN ANGLE POINT IN THE BOUNDARY OF SAID LOT; THENCE ALONG THE NORTHEAST LINE OF SAID LOT,

4TH: SOUTH 46° 46' 52" EAST 13.28 FEET TO THE MOST EASTERLY CORNER OF SAID LOT; THENCE,

5TH: SOUTH 43° 13' 08" WEST 130 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

SCHEDULE B

EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1A. Property taxes, including any assessments collected with taxes, for the fiscal year 2015 - 2016 that are a lien not yet due.

1. All or a part of the Land herein described does not appear to be assessed on the Tax Roll for the year(s) 2014-2015. Said Land is subject to the possible assessment and collection of property taxes for current and prior years.

   Affects: Parcel A

2. Property taxes, including any assessments collected with taxes, for the fiscal year 2014 - 2015

   1st Installment: $515.81 Paid
   2nd Installment: $515.81 Paid
   Code Area: 03-135

   Assessors Parcel Number: 204-0-020-150

   Affects: Lot 6 of Parcel B

3. Property taxes, including any assessments collected with taxes, for the fiscal year 2014 - 2015

   1st Installment: $515.81 Paid
   2nd Installment: $515.81 Paid
   Code Area: 03-135

   Assessors Parcel Number: 204-0-020-140

   Affects: Lot 7 of Parcel B

4. Property taxes, including any assessments collected with taxes, for the fiscal year 2014 - 2015

   1st Installment: $1,023.36 Paid
   2nd Installment: $1,023.36 Paid
   Code Area: 03-135

   Assessors Parcel Number: 204-0-020-210

   Affects: Lots 8 and 9 of Parcel B

5. Property taxes, including any assessments collected with taxes, for the fiscal year 2014 - 2015

   1st Installment: $515.81 Paid
   2nd Installment: $515.81 Paid
   Code Area: 03-135

   Assessors Parcel Number: 204-0-020-110

   Affects: Lot 10 of Parcel B

SCHEDULE B – EXCEPTIONS
(Continued)

6. Property taxes, including any assessments collected with taxes, for the fiscal year 2014 - 2015

   1st Installment: $515.81 Paid
   2nd Installment: $515.81 Paid
   Code Area: 03-135

   Assessors Parcel Number: 204-0-020-100

   Affects: Lot 11 of Parcel B

7. Property taxes, including any assessments collected with taxes, for the fiscal year 2014 - 2015

   1st Installment: $515.81 Paid
   2nd Installment: $515.81 Paid
   Code Area: 03-135

   Assessors Parcel Number: 204-0-020-090

   Affects: Lot 12 of Parcel B

8. Property taxes, including any assessments collected with taxes, for the fiscal year 2014 - 2015

   1st Installment: $515.81 Paid
   2nd Installment: $515.81 Paid
   Code Area: 03-135

   Assessors Parcel Number: 204-0-020-080

   Affects: Lot 13 of Parcel B

9. Property taxes, including any assessments collected with taxes, for the fiscal year 2014 - 2015

   1st Installment: $515.81 Paid
   2nd Installment: $515.81 Paid
   Code Area: 03-135

   Assessors Parcel Number: 204-0-020-280

   Affects: Lot 14 of Parcel B

10. Property taxes, including any assessments collected with taxes, for the fiscal year 2014 - 2015

    1st Installment: $515.81 Paid
    2nd Installment: $515.81 Paid
    Code Area: 03-135

    Assessors Parcel Number: 204-0-020-270

    Affects: Lot 15 of Parcel B

11. Property taxes, including any assessments collected with taxes, for the fiscal year 2014 - 2015

    1st Installment: $9,432.23 Paid
    2nd Installment: $9,432.23 Paid
    Code Area: 03-135

    Assessors Parcel Number: 204-0-020-260

    Affects: Parcel C

SCHEDULE B – EXCEPTIONS
(Continued)

12. Property taxes, including any assessments collected with taxes, for the fiscal year 2014 - 2015

    1st Installment: $974.96 Paid
    2nd Installment: $974.96 Paid
    Code Area: 03-135

    Assessors Parcel Number: 204-0-020-050

    Affects: Parcels D, E, F and G

13. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (Commencing with Section 75) of the Revenue and Taxation Code of the State of California.

The following matters affect Parcels A and B

14. Any right the City of Oxnard has in and to the alley, as described in the legal description, including any public utility rights.

    Affects: Parcel A

15. Waiver of any claims for damages to said Land by reason of the location, construction, landscaping or maintenance of the street or highway adjoining said Land, as contained in the document

    Recording Date: February 1, 1950
    Recording No: in Book 913 Page 93 of Official Records

    Affects: Parcel B

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as delineated on or as offered for dedication on

    Map/Plat: Tract No. 1171
    Purpose: public utilities
    Affects: That portion of said land as shown on said map

    Affects: Parcel B

17. A notice that said Land is included within the boundaries of the City of Oxnard Redevelopment Project Area, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the redevelopment plan) as disclosed by a document

    Recording Date: August 13, 1976
    Recording No: in Book 4650 Page 342 of Official Records

18. A notice that said Land is included within the boundaries of the Central City Revitalization Redevelopment Project Area, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the redevelopment plan) as disclosed by a document

    Recording Date: July 1, 1985
    Recording No: 85-69630 of Official Records

19. A notice that said Land is included within the boundaries of the Merged Downtown Renewal (R-108) and Central City Revitalization Redevelopment Project Area, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the redevelopment plan) as disclosed by a document

    Recording Date: July 20, 2007
    Recording No: 20070720-00143714 of Official Records

SCHEDULE B – EXCEPTIONS
(Continued)

20. A deed of trust which purports to secure performance of an agreement referred to therein, and any other obligations secured thereby

Dated:	February 11, 2008
Trustor/Grantor:	RPG Oxnard Gateway, LLC, a Delaware limited liability company
Trustee:	Chicago Title Company
Beneficiary:	Decurion Management Company
Recording Date:	February 19, 2008
Recording No:	20080219-00022070 of Official Records

The following matters affect Parcels C, D, E, F and G

21. Waiver of any claims for damages to said Land by reason of the location, construction, landscaping or maintenance of the street or highway adjoining said Land, as contained in the document

Recording Date:	December 14, 1949
Recording No:	in Book 904 Page 357 of Official Records

22. Waiver of any claims for damages to said Land by reason of the location, construction, landscaping or maintenance of the street or highway adjoining said Land, as contained in the document

Recording Date:	February 1, 1950
Recording No:	in Book 913 Page 93 of Official Records

23. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:	public utilities
Recording Date:	May 10, 1950
Recording No:	in Book 930 Page 578 of Official Records
Affects:	a portion of said land

Reference is hereby made to said document for full particulars.

24. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:	public utilities
Recording Date:	July 29, 1955
Recording No:	in Book 1310 Page 329 of Official Records
Affects:	a portion of said land

Reference is hereby made to said document for full particulars.

25. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:	street and alley
Recording Date:	April 30, 1957
Recording No:	in Book 1508 Page 373 of Official Records
Affects:	a portion of said land

Reference is hereby made to said document for full particulars.

26. A notice that said Land is included within the boundaries of the City of Oxnard Redevelopment Project Area, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the redevelopment plan) as disclosed by a document

Recording Date:	August 13, 1976
Recording No:	in Book 4650 Page 342 of Official Records

SCHEDULE B – EXCEPTIONS
(Continued)

27. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:	public road and/or highway
Recording Date:	April 14, 1982
Recording No:	35063 of Official Records
Affects:	a portion of said land

Reference is hereby made to said document for full particulars.

28. A notice that said Land is included within the boundaries of the Central City Revitalization Redevelopment Project Area, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the redevelopment plan) as disclosed by a document

Recording Date:	July 1, 1985
Recording No:	85-69630 of Official Records

29. A notice that said Land is included within the boundaries of the Merged Downtown Renewal (R-108) and Central City Revitalization Redevelopment Project Area, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the redevelopment plan) as disclosed by a document

Recording Date:	July 20, 2007
Recording No:	20070720-00143714 of Official Records

30. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

The following matters affect all parcels

31. Water rights, claims or title to water, whether or not disclosed by the public records.

32. Matters which may be disclosed by an inspection and/or by a correct ALTA/ACSM Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

33. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require that a full copy of any unrecorded lease referred to herein be furnished to the Company, together with all supplements, assignments and amendments for review.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

END OF ITEMS

NOTES

Note No. 1: Section 12413.1, California Insurance Code became effective January 1, 1990. This legislation regulates the disbursement of funds deposited with any title entity acting in an escrow or sub-escrow capacity. The law requires that all funds be deposited and collected by the title entity's escrow and/or sub-escrow account prior to disbursement of any funds. Some methods of funding may be subject to a holding period, which must expire before any funds may be disbursed. In order to avoid any such delays, all funding should be done via wire transfer. Funds deposited with the Company via wire transfer may be disbursed upon receipt. Funds deposited by cashiers checks, certified checks, and teller's checks is one business day after the day deposited. Other checks may require hold periods from two to five business days after the day deposited, and may delay your closing. The Company may receive benefits from such banks based upon the balances in such accounts. Such benefits will be retained by the Company as part of its compensation for handling such funds.

Note No. 2: The charge where an order is cancelled after the issuance of the report of title, will be that amount which in the opinion of the Company is proper compensation for the services rendered or the purpose for which the report is used, but in no event shall said charge be less that the minimum amount required under Section 12404.1 of the Insurance Code of the State of California. If the report cannot be cancelled "no fee" pursuant to the provisions of said Insurance Code, then the minimum cancellation fee shall be that permitted by law.

Note No. 3: California Revenue and Taxation Code Section 18668, effective January 1, 1991, requires that the buyer in all sales of California Real Estate, withhold 3-1/3% of the total sales price as California State Income Tax, subject to the various provisions of the law as therein contained, and as amended.

Note No. 4: Your application for title insurance was placed by reference to a street address or assessor's parcel number. Based upon our records, we believe that the description in this report covers the parcel that you requested.

To prevent errors, we require written confirmation that the legal description contained herein covers the parcel that you requested.

Note No. 5: The plat, (map), which is attached to this report, is to assist you in locating land with reference to streets and other parcels. While this plat is believed to be correct, the Company assumes no liability for any loss occurring by reason of reliance thereon.

Note No. 6: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

Note No. 7: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

Note No. 8: Acceptance of the offer to insure provided for in this preliminary report constitutes the proposed insured's agreement that the sole and only liability of the company (and the title insurer) related to their actions in recording the documents provided to it for the closing of the contemplated transaction and the disbursing of funds acting in the function of a subescrow shall be that contained in the policy of title insurance that is to be issued by the company. The proposed insured understands and agrees that neither the underwritten company nor the title insurance company can guarantee or represent the condition or status of title or any physical condition existant with respect to real property. It is understood that no writing or instruction inconsistent with this understanding will have any force or effect or impose any liability against the underwritten company or the title insure in the contemplated transaction.

NOTES
(Continued)

Note No. 9: The Company will require the following documents for review prior to the issuance of any title assurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: **RPG Oxnard Gateway, LLC, a Delaware limited liability company**

a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member

b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps

c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member

d) If the Limited Liability Company was formed in a foreign jurisdiction, evidence, satisfactory to the Company, that it was validly formed, is in good standing and authorized to do business in the state of origin

e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

Note No. 10: The Company will require the following documents for review prior to the issuance of any title assurance predicated upon a conveyance or encumbrance by the corporation named below:

Name of Corporation: **Pacific Theatres Corporation, a California corporation**

a) A Copy of the corporation By-laws and Articles of Incorporation

b) An original or certified copy of a resolution authorizing the transaction contemplated herein

c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

WIRE INSTRUCTIONS

When funds are wired to Chicago Title Company, please use the instructions below:

NOTES
(Continued)

Bank of America 275 Valencia Ave. Brea, CA 92823	ABA (Routing) Number: 026009593 Account No.: 1257064888 Account Name:
Please credit Chicago Title Company and reference our Order No. 00017424-016-AH to avoid return of funds.	

Funds received by Chicago Title Company via wire transfer may be disbursed upon receipt. Funds received by this company via cashier's check or tellers check may be disbursed on the next business day after the day of deposit. **If escrow funds (including shortage checks) are disbursed to this company other than by wire transfer, cashier's check or teller's check, disbursement and/or closing will be delayed 3 to 7 business days.** Questions concerning deposit and/or disbursement of escrow and sub-escrow funds and recording should be directed to your title officer, escrow officer or loan payoff officer.

Outgoing wire transfers will not be authorized until we have confirmation of our recording and one (1) of the following:

A we have received confirmation of the respective incoming wire.
B. Collection of a deposited check.

PAYOFF INFORMATION

NOTE: This company **DOES** require current beneficiary demands prior to closing. If the demand is expired and a current demand cannot be obtained, our requirements will be as follows:

If this Company accepts a verbal update on the demand, we may hold an amount equal to one monthly mortgage payment. This hold will be over and above the verbal hold the lender may have stipulated.

If this Company cannot obtain a verbal update on the demand, we will either pay off of the expired demand, or wait for the amended demand, at the discretion of the escrow.

NOTE: **to avoid delays at the time of closing, if the above deed of trust is an** Equity Line/Line of Credit**, it will be necessary that all checks, passbooks, credit cards together with instructions to close the account be submitted to the Company prior to the close of this transaction.**

In order to expedite compliance with the above, please do the following:

Borrower(s):

a) Sign and return the Equity Line/Credit Line Affidavit provided with the report,
b) Request that the account be frozen.

Settlement:

a) Obtain a statement from the lender that no advances have been made after the issuance of the demand for payoff, and
b) Upon delivery of the payoff check, a full reconveyance must be obtained.

Please be advised that the difference between the principal balance on an issued demand and the maximum principal allowed may be held for up to 10 working days if the above requirements are not met.

END OF NOTES

Dave Balassi (LA/Comm)/ha

Fidelity National Financial, Inc.
Privacy Statement

Fidelity National Financial, Inc. and its subsidiaries ("FNF") respect the privacy and security of your non-public personal information ("Personal Information") and protecting your Personal Information is one of our top priorities. This Privacy Statement explains FNF's privacy practices, including how we use the Personal Information we receive from you and from other specified sources, and to whom it may be disclosed. FNF follows the privacy practices described in this Privacy Statement and, depending on the business performed, FNF companies may share information as described herein.

Personal Information Collected
We may collect Personal Information about you from the following sources:

- Information we receive from you on applications or other forms, such as your name, address, social security number, tax identification number, asset information, and income information;
- Information we receive from you through our Internet websites, such as your name, address, email address, Internet Protocol address, the website links you used to get to our websites, and your activity while using or reviewing our websites;
- Information about your transactions with or services performed by us, our affiliates, or others, such as information concerning your policy, premiums, payment history, information about your home or other real property, information from lenders and other third parties involved in such transaction, account balances, and credit card information; and
- Information we receive from consumer or other reporting agencies and publicly recorded documents.

Disclosure of Personal Information
We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- To insurance agents, brokers, representatives, support organizations, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers for the purpose of determining your eligibility for an insurance benefit or payment and/or providing you with services you have requested;
- To an insurance regulatory authority, or a law enforcement or other governmental authority, in a civil action, in connection with a subpoena or a governmental investigation;
- To companies that perform marketing services on our behalf or to other financial institutions with which we have joint marketing agreements and/or
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

We may also disclose your Personal Information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

Disclosure to Affiliated Companies – We are permitted by law to share your name, address and facts about your transaction with other FNF companies, such as insurance companies, agents, and other real estate service providers to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

Disclosure to Nonaffiliated Third Parties – We do not disclose Personal Information about our customers or former customers to nonaffiliated third parties, except as outlined herein or as otherwise permitted by law.

Confidentiality and Security of Personal Information
We restrict access to Personal Information about you to those employees who need to know that information to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard Personal Information.

Access to Personal Information/Requests for Correction, Amendment, or Deletion of Personal Information
As required by applicable law, we will afford you the right to access your Personal Information, under certain circumstances to find out to whom your Personal Information has been disclosed, and request correction or deletion of your Personal Information. However, FNF's current policy is to maintain customers' Personal Information for no less than your state's required record retention requirements for the purpose of handling future coverage claims.

For your protection, all requests made under this section must be in writing and must include your notarized signature to establish your identity. Where permitted by law, we may charge a reasonable fee to cover the costs incurred in responding to such requests. Please send requests to:

Chief Privacy Officer
Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, FL 32204

Changes to this Privacy Statement
This Privacy Statement may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Statement, we will post a notice of such changes on our website. The effective date of this Privacy Statement, as stated above, indicates the last time this Privacy Statement was revised or materially changed.

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the field rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for each discount. These discounts only apply to transaction involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

FNF Underwritten Title Company	**FNF Underwriter**
CTC - Chicago Title Company	CTIC - Chicago Title Insurance Company

Available Discounts

CREDIT FOR PRELIMINARY REPORTS AND/OR COMMITMENTS ON SUBSEQUENT POLICIES (CTIC)
Where no major change in the title has occurred since the issuance of the original report or commitment, the order may be reopened within 12 months and all or a portion of the charge previously paid for the report or commitment may be credited on a subsequent policy charge within the following time period from the date of the report.

FEE REEDUCTION SETTLEMENT PROGRAM (CTC and CTIC)
Eligible customers shall receive $20.00 reduction in their title and/or escrow fees charged by the Company for each eligible transaction in accordance with the terms of the Final Judgments entered in The People of the State of California.

DISASTER LOANS (CTIC)
The charge for a lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within 24 months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be 50% of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC)
On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be 50% to 70% of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be 40% to 50% of the appropriate title insurance rate, depending on the type of coverage selected.

EMPLOYEE RATE (CTC and CTIC)
No charge shall be made to employees (including employees on approved retirement) of the Company or its underwritten, subsidiary title companies for policies or escrow services in connection with financing, refinancing, sale or purchase of the employees' bona fide home property. Waiver of such charges is authorized only in connection with those costs which the employee would be obligated to pay, by established custom, as a party to the transaction.

Notice

You may be entitled to receive a $20.00 discount on escrow services if you purchased, sold or refinanced residential property in California between May 19,1995 and November 1, 2002. If you had more than one qualifying transaction, you may be entitled to multiple discounts.

If your previous transaction involved the same property that is the subject of your current transaction, you do not have to do anything; the Company will provide the discount, provided you are paying for escrow or title services in this transaction.

If your previous transaction involved property different from the property that is the subject of your current transaction, you must inform the Company of the earlier transaction, provide the address of the property involved in the previous transaction, and the date or approximate date that the escrow closed to be eligible for the discount.

Unless you inform the Company of the prior transaction on property that is not the subject of this transaction, the Company has no obligation to conduct an investigation to determine if you qualify for a discount. If you provided the Company information concerning a prior transaction, the Company is required to determine if you qualify for a discount.

Effective through November 1, 2014

Request for $20.00 Discount – CA Settlement

Use one form for each qualifying property.

To:	Chicago Title Company, 725 South Figueroa Street, Suite 200, Los Angeles, CA 90017
Date:	
From: (name)	
Current Address:	
	I believe that I am qualified for the $20.00 discount pursuant to the coordinated stipulated judgments entered in actions filed by both the Attorney General and private class action plaintiffs. I have not previously received a cash payment or a discount from another Company on the property described below: Signed: Date:
Address of qualifying property:	
Approximate date of transaction	

THIS SECTION IS FOR COMPANY USE ONLY.

- ☐ The above referenced party is entitled to receive a $20.00 discount on escrow services or title insurance pursuant to the coordinated stipulated judgments entered in actions filed by both the Attorney General and private class action plaintiffs.

OR

- ☐ The above referenced party does NOT qualify for the $20.00 discount pursuant to the coordinated stipulated judgments entered in actions filed by both the Attorney General and private class action plaintiffs for the following reason:
  - ☐ The party has previously received credit for the transaction described above.
  - ☐ The transaction described above did not occur in the time period allowed by the stipulated judgments—May 19, 1995 to November 1, 2002.

Fax this response to:

Escrow No.: 00017424-016-AH

Escrow Officer:

Fax Number:

ATTACHMENT ONE (Revised 06-03-11)

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division; and
   f. environmental protection.
   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.
   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$5000.00

AMERICAN LAND TITLE ASSOCIATION
RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)

EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:
1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
* land use
* improvements on the land
* land division
* environmental protection
This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date.
This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless:
* a notice of exercising the right appears in the public records
* on the Policy Date
* the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks:
* that are created, allowed, or agreed to by you
* that are known to you, but not to us, on the Policy Date – unless they appeared in the public records
* that result in no loss to you
* that first affect your title after the Policy Date – this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
* to any land outside the area specifically described and referred to in Item 3 of Schedule A
  OR
* in streets, alleys, or waterways that touch your land
This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:
1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

(i) the occupancy, use, or enjoyment of the Land;
(ii) the character, dimensions, or location of any improvement erected on the Land;
(iii) the subdivision of land; or
(iv) environmental protection;
or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;

   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c),13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.

Insert Map here

G. Additional Documentation

RNC ENVIRONMENTAL, LLC
3326 M Street, Sacramento, CA 95816
(888)485-3330 •www.rnc-enviro.com

Phase I Environmental Site Assessment (ASTM E1527-13) Questionnaire

In order to qualify for one of the Landowner Liability Protections offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

Project Name: Gateway Station

Address: 1250 S. Oxnard Blvd
Oxnard, CA

Questionnaire completed by:

Date: September 2, 2015

Name: Don Slattery

Title: Project Manager

Telephone: 208-908-4873

Email address: dons@tpchousing.com

	Yes	No
(1.) Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?	○	●
(2.) Are you aware of any activity and land use limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?	○	●
(3.) Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	○	●
(4.) (a.) Is the purchase price being paid for this property significantly less than the fair market value of the property?	○	●
(b.) If you conclude that there is a difference, is there any concern that the lower purchase price may be because contamination is known or believed to be present at the property?	○	○
(5.) Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, do you know the past uses of the property? Do you know of specific chemicals that are present or once were present at the property? Do you know of spills or other chemical releases that have taken place at the property? Do you know of any environmental cleanups that have taken place at the property?	○	●
(6.) Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?	○	●

USER QUESTIONNAIRE

In order to qualify for the Landowner Liability Protections offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), any additional user of this report should complete a copy of this questionnaire in order to document their own knowledge of the property. This blank questionnaire is provided for your use. See Section 2.5 of this report for additional information.

	Yes	No
(1.) Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?		
(2.) Are you aware of any activity and land use limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?		
(3.) Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?		
(4.) (a.) Is the purchase price being paid for this property significantly less than the fair market value of the property? (b.) If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?		
(5.) Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, do you know the past uses of the property? Do you know of specific chemicals that are present or once were present at the property? Do you know of spills or other chemical releases that have taken place at the property? Do you know of any environmental cleanups that have taken place at the property?		
(6.) Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?		

For each "Yes" answer, please attach a description or supporting documentation as appropriate, for your files.

Completed by (please print): _____

Signed _____ Date _____

H. Previous Phase I Report

25864-F Business Center Drive
Redlands, California 92374
909.335.6116 TEL
909.335.6120 FAX

UPDATED PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT FOR

1200-1246 South Oxnard Boulevard and Adjacent Alley
Oxnard, California

January 7, 2008
Project Number 04OT.A6914.01

Prepared by:

Dion C. Monge
Project Scientist

Reviewed by:

Kyle D. Emerson, C.E.G. 1271
Senior Vice President

January 7, 2008

Robertson Properties Group
RPG Oxnard Gateway, LLC
120 Robertson Boulevard
Los Angeles, California 90048-3115

RE: UPDATED PHASE I ENVIRONMENTAL SITE ASSESSMENT
1200-1246 South Oxnard Boulevard
Oxnard, California

Dear Sirs,

At the request and authorization of Robertson Properties Group, SECOR International Incorporated (SECOR) has completed a Phase I Environmental Site Assessment (ESA) Update of the property at 1200 – 1246 South Oxnard Boulevard, in the City of Oxnard, County of Ventura, California (the Site). This Phase I ESA Update was conducted in accordance with the scope of work provided in SECOR's *Revised Proposal for Phase I Environmental Site Assessment*, dated December 21, 2007. The following Executive Summary outlines SECOR's findings and recommendations. Please read the report for a comprehensive accounting of investigative results.

EXECUTIVE SUMMARY

This report presents the finding of an update to a Phase I ESA report prepared for the Olson Company for the referenced parcels completed on January 9, 2007. The Olson Company has granted permission to update the report completed for them on the above referenced date. The work contained in this report involved a site and neighboring property visit conducted on January 4, 2008, a review of a new updated database search of government files, discussion with certain government agencies, and a review of our files to evaluate where conditions may have changes since issuance of the Phase I ESA.

The Site consists of nine parcels comprising approximately 1.5 acres of land located from 1200 to 1246 South Oxnard Boulevard and includes the alley at the rear of these addresses, in the City of Oxnard, Ventura County, California. The Site is currently vacant but developed with three buildings. The buildings at 1240 and 1246 S. Oxnard Boulevard were used for industrial purposes (glass and window fabricator and auto repair) as recently as February of 2007. A vacant building formerly operated by a donut shop is present at 1210 S. Oxnard Boulevard. The adjoining asphalt paved alley to the north is also included as part of the Site.

Historical research conducted in the original Phase I ESA indicated the majority of the Site as vacant land with one residential structure along Wooley Road since prior to 1945 until the late 1940s/early 1950s. The historical aerials indicate that the Site was developed with three commercial/industrial structures along Oxnard Blvd since prior to 1959. The property addressed

as 1246 South Oxnard Boulevard was occupied by a service station in the 1960's and early 1970's and as an auto repair facility since 1976. The service station reportedly operated three 12,000 gallon the fuel tanks which were removed in 1980. No closure letter was found during this or previous investigations regarding these tanks. A subsurface assessment conducted in the area of the former USTs is discussed below and in Section 3.2.

Surrounding properties appear to have been developed with commercial and industrial facilities (a lumber company, auto repair shops, and concrete piping services) since prior to 1945. The property to the north was developed as a drive-in theater prior to 1959. SECOR did not note any changes since January 2007 to the neighboring properties that would affect our conclusion concerning no new recognized environmental conditions (RECs) on those properties. SECOR did not note any REC associated with the alley included as part of the Site along the north property line.

During SECOR's January 4, 2008 Site reconnaissance there were no ongoing manufacturing activities or hazardous substances observed at the Site. SECOR observed no surface staining, pungent or noxious odors, or signs of release of hazardous materials.

Based on the previous subsurface investigation performed in February of 2007 (1200-1246 S. Oxnard Boulevard), SECOR concluded the following:

- *Former USTs* – With regard to the former service station at 1246 S. Oxnard Boulevard, SECOR concluded that no apparent release of petroleum hydrocarbons occurred at the location the former USTs or dispenser islands above any published regulatory action level. SECOR recommends that the Phase II ESA report dated February 2, 2007 be submitted to the COFD and the CVEHD for review and comment to obtain closure of the former USTs. Based on the data reviewed no apparent remedial action or further assessment would be necessary in these areas. As of this date those reports have not been delivered nor has official closure occurred. SECOR would continue to recommend that that action occur.

- *Hazardous material storage* – Soil samples collected in the area of the hazardous material storage area associated with the former auto repair facility at 1246 S. Oxnard Boulevard indicated that diesel and oil range petroleum hydrocarbons are present in the subsurface soils to a depth greater than 2 feet but less than 5 feet below ground surface. The detected concentrations of diesel fuel were above the Maximum Soil Screening Level (MSSL) of 100 mg/kg for that compound. PCE was also detected in the soil in this same area. The PCE would appear to be associated with cleaning products used by the auto repair facility. The PCE has apparently migrated to the groundwater at approximately 6 feet below ground surface. The detected concentrations of PCE in soil are below US EPA preliminary remediation goals (PRGs) and are at or below the calculated California Regional Water Quality Control Board, Los Angeles Region (CRWQCB) soil clean up levels (SCLs) based on the 1996 interim guidance document. The detected concentrations of PCE and other VOCs in groundwater are below the maximum contaminate level (MCLs) at all locations were detections have occurred.

SECOR recommends that the soil in the area of the storage shed containing TPHd above 100 mg/kg be removed by excavation prior to site development. It is recommended that the excavation be extended to the groundwater table at 6 feet to remove the PCE source in soil. SECOR is estimating that approximately 100 cubic yards of soil maybe present containing TPH above this recommended clean up level. The most likely estimated cost to excavate the contaminated soil, dispose of this material, and verify removal is approximately $20,000.00. As a worst case cost estimate one could assume the volume could double for a cost of $40,000.00.

It is recommended that the remedial excavation be approved by the County of Ventura Environmental Health Division (VCEHD) prior to implementation. Upon completion it is recommended to obtain a no further action letter for the contamination.

Based on the detected concentrations of PCE all being below the MCL in groundwater, it is not anticipated that remedial action would be required by the City of Oxnard fire Department (COFD) or CVEHD beyond the recommended soil removal. It is recommended as part of site closure to determine no additional assessment of the groundwater will be required. If required to close the site SECOR would estimate that an appropriate assessment of groundwater could be completed for less than $15,000.00.

- *Hydraulic Lift* – As discussed in Section 3.1, SECOR did not have access to the hydraulic lift located on the property at 1246 S. Oxnard Boulevard due to an inoperable car located over the lift. As a result, it is unclear whether a release of oil has occurred at this location that would warrant further assessment or clean up. At the time of demolition the lift should be removed and disposed of from the Site. Based on past experience, SECOR would estimate that a reasonable worst case cost of $25,000.00 should be set aside to address any necessary assessment and remediation at the time of the lifts removal.

SECOR has not identified any new RECs on the Site or adjacent properties that were not reported in January 9, 2007 as discussed above.

Although not considered RECs, SECOR recommends that the following non-ASTM environmental issues be addressed prior to Site development:

- Identified ACM material at the Site was generally in good condition. SECOR recommends that, prior to demolition activities, a licensed asbestos abatement firm be contracted to remove the identified RACM floor tile, drywall, acoustic ceilings and black roofing mastic identified and discussed in Section 3.5. The identified RACMs will require removal in accordance with the USEPA NESHAP and the local South Coast Air Quality Management District.

  The plaster walls inside the former donut shop (1210 S. Oxnard Blvd) contain trace amounts of asbestos. Materials containing "trace" amounts of asbestos are not considered hazardous by the EPA or the local AQMD and may, upon removal, be

disposed of as construction debris. However, both the Federal OSHA and Cal-OSHA require employers to implement specific work practices which protect workers from airborne asbestos exposure. Therefore, control measures should be instituted which adequately address worker health and safety during planned renovation or demolition activities involving these materials.

If during future demolition and grading activities transite pipe or electrical wire wrap is discovered, it must not be disturbed. The materials must be tested for asbestos and if applicable, removed by a licensed asbestos abatement contractor in accordance with all applicable laws, including OSHA guidelines.

- Exterior paint trim was noted to be in a-flaky/peeling condition in some areas. There could be up to 126 linear feet of yellow-LBP trim on the former donut shop house located at 1210 S. Oxnard Blvd., and 30 linear feet of tan-LBP trim on at the rear of the former glass shop located at 1240 S. Oxnard Blvd. LBP in poor/flaky condition and must be removed (scraped), collected, and properly disposed of prior to demolition. This work should be completed following OSHA (Standards – 29CFR 1926.62 App A) for workers exposed to lead through inhalation, and conducted by an abatement company certified by the State of California Department of Health Services.

- The Site is located in an area designated as Federal EPA Radon Zone (for Ventura County) Level 1 with a predicted average indoor screening level greater than 4pCi/L. According to the EDR report, none of the 31 sites tested in the 93030 zip code (area of the Site) exhibited levels above 4Pcl/L. The information regarding this determination is contained in the EDR report attached as Appendix B page A-41. However, the Site may still potentially be in an area where radon can exist at levels above U.S. EPA standards. SECOR therefore recommends that structures be designed with positive ventilation to reduce the potential for radon accumulation. If basements or subsurface parking is planned for Site development positive ventilation also needs to be incorporated into the design of those structures. Positive ventilation should address the potential radon issues at the Site based on U.S.EPA documents.

It has been a pleasure to provide these services for you, and we look forward to working with you in the future. Should there be any questions concerning the information contained in the following report, please contact the undersigned at (909) 335-6116.

Respectfully submitted,
SECOR International Incorporated

Dion C. Monge
Project Scientist

TABLE OF CONTENTS

1.0 INTRODUCTION 1
1.1 Objective 1
1.2 Scope of Work 1

2.0 SITE DESCRIPTION 2
2.1 Location and Statistics 2
2.2 Site and Vicinity Characteristics 2
2.3 Descriptions of Structures, Roads and Other Relevant Improvements on the Site 2
2.4 Environmental Liens 2
2.5 Current Property Use 2

3.0 PROPERTY RECONNAISSANCE 3
3.1 Property Observations 3
3.1.1 Surface Drainage 4
3.1.2 Surface Water 5
3.1.3 Hazardous Materials Storage Areas 5
3.1.4 Subsurface Structures 6
3.2 Storage Tanks 6
3.3 Polychlorinated Biphenyls (PCBS) 6
3.4 Lead Based Paint (LBP) 7
3.5 Asbestos Containing Materials (ACMs) 8
3.6 Suspect RACMs Materials 9
3.7 Solid Waste Disposal Issues 10
3.8 Pesticide Issues 10
3.9 Radon Gas 10
3.10 Oil Wells 10
3.11 Environmental Setting 11
3.11.1 Regional Geology and Hydrogeology 11
3.12 Adjacent Site Reconnaissance 11
3.13 SITE INTERVIEW 12
3.14 USER PROVIDED INFORMATION 12
3.15 SPECIALIZED KNOWLEDGE OR EXPERIENCE 13
3.16 PURCHASE PRICE VS. PROPERTY VALUE 13

4.0 PUBLIC RECORD REVIEW SECTION 14
4.1 Environmental Data Resources (EDR) Report 14
4.1.1 Database Search Results 16
4.2 City, County and State Records Review 19
4.2.1 City of Oxnard Building Department 19
4.2.2 Oxnard Fire Department, Certified Unified Program Agency (CUPA) 20
4.2.3 Regional Water Quality Control Board RWQCB 20
4.2.4 Ventura County Department of Environmental Health 20

5.0 HISTORICAL RECORDS REVIEW 21
5.1 AERIAL PHOTOGRAPHIC REVIEW 21
5.2 FIRE INSURANCE MAPS 22
5.3 HISTORICAL TOPOGRAPHIC MAPS 22
5.4 FORMER ENVIRONMENTAL REPORTS 22
5.5 OTHER HISTORICAL RECORDS 23

TABLE OF CONTENTS (Continued)

6.0 CONCLUSIONS AND RECOMMENDATIONS 24
7.0 CLOSURE.....28
8.0 REFERENCES.....29

LIST OF FIGURES

FIGURE 1 – SITE LOCATION MAP
FIGURE 2 – SITE VICINITY MAP

LIST OF APPENDICES

APPENDIX A - PHOTOLOG
APPENDIX B - ENVIRONMENTAL DATABASE REPORT

1.0 INTRODUCTION

1.1 Objective

The objective of this Phase I ESA update was to perform an appropriate inquiry into the past and present uses of the Site and to update the Phase I ESA completed by SECOR dated July 13, 2004 (SECOR 2003a) which also includes the results of SECOR Phase II ESA report dated January 9, 2007. The work scope was intended to comply with the scope of work contained in SECOR's *Revised Proposal for Phase I Environmental Site Assessment*, dated December 21, 2007.

1.2 Scope of Work

As stated above, the Phase I ESA update was performed in accordance with the scope of work provided in SECOR's *Revised Proposal for Phase I Environmental Site Assessment*, dated December 21, 2007 and signed by Mr. Mark Weinstock of Robertson Properties Group on December 28, 2007. The scope of services did not include an assessment of overall environmental regulatory compliance, any subsurface investigation other than those assessed in SECOR's previous Phase II ESA (including soil or groundwater sampling, exploratory boreholes or other investigative techniques to quantify potentially identified hazardous materials), and PCBs, intrusive testing for mold, or radon gas surveys.

2.0 SITE DESCRIPTION

2.1 Location and Statistics

The Site consists of nine parcels comprising approximately 1.5 acres of land located from 1200 to 1246 South Oxnard Boulevard and including the alley along the north property line with the former drive-in theater, in the City of Oxnard, Ventura County, California (Figure 1).

Assessor Parcel Numbers: 204-0-020-150, -140, -210, -110, -100, -090, -080, -280, and -270.
Associated Addresses: 1200, 1210, 1220, 1240, and 1246 South Oxnard Boulevard

2.2 Site and Vicinity Characteristics

The Site is located in a commercial area bounded by the following:

North: former drive-in movie theatre.
South: Oxnard Boulevard followed by commercial businesses.
East: Vacant parcel once part of drive-in movie theatre.
West: A Best Western Motel.

2.3 Descriptions of Structures, Roads and Other Relevant Improvements on the Site

The Site is developed with three commercial businesses along South Oxnard Boulevard and two asphalt paved lots over 1.5 acres of land. The property addressed as 1210 South Oxnard Boulevard is improved with a small wood-frame and stucco building currently used as a former donut shop. South Coast Glass was formerly located at 1240 South Oxnard Boulevard and operated out of a slab on grade building that was used for manufacture and sale of windows and frames. A small metal frame building formerly used as an auto repair shop is located at 1246 South Oxnard Boulevard. The adjoining asphalt paved alley to the north is also included as part of the Site. All remaining portions of the Site are developed with asphalt paved surfaces.

2.4 Environmental Liens

During the course of this due diligence investigation, SECOR did not uncover any environmental liens on the Site. Preliminary title reports prepared by First American Title Company for 1200-1246 South Oxnard Boulevard and the city-owned alley were provided to SECOR. SECOR's review of the title reports indicated two property liens (one for each property) related to supplemental tax issues. However, no environmental liens were found for the Site parcel numbers. A copy of the preliminary title reports are provided in Appendix D.

2.5 Current Property Use

The Site is currently vacant but developed with three buildings and an alley located adjacent to the north of the 1200-1246 S. Oxnard Boulevard properties. The buildings at 1240 and 1246 S. Oxnard Boulevard were used for industrial purposes (glass manufacturer and auto repair) as recently as February of 2007. A vacant building formerly operated by a donut shop is present at 1210 S. Oxnard Boulevard.

3.0 PROPERTY RECONNAISSANCE

Mr. Dion Monge, Project Scientist with SECOR performed a reconnaissance of the Site on January 4, 2008. Weather conditions during the reconnaissance were clear and no weather related restrictions were encountered. No tenants or property owner was on-Site during the field reconnaissance.

The purpose of the reconnaissance was to identify existing conditions and land uses that may suggest potential environmental impacts to the Site. Such conditions, to the extent visible and accessible, include storage, disposal and treatment of solid and/or hazardous waste, storage tanks and other chemical containers, odors, pools of liquid, staining, drains, sumps, pits, ponds, lagoons, septic systems, wells, unusual soil disturbance, stressed vegetation, and electrical transformers.

Field notes of the property reconnaissance are detailed further in the remainder of this report. Photographs taken during the Site walk are provided in Appendix A. A Site Plan is provided as Figure 2.

3.1 Property Observations

1200 South Oxnard Boulevard
(Vacant)
The vacant property is paved with asphalt and surrounded by chain-linked fence making it inaccessible; however there were no structures or objects to assess. A pole-mounted light and utilities were observed on the property.

1210 South Oxnard Boulevard
(Former Sunrise Donut Shop)
The property is paved with asphalt that appears old and cracked. Sunrise Donuts is comprised of a vacant wood-framed and stucco building surrounded by parking. Several mature trees were located near the structure.

The interior portion of the building resembled a typical donut shop. There were open areas which appear to have been the cashier and kitchen areas. Research indicated the building has been used for food preparation since construction in 1951. No hazardous materials or clarifiers were observed.

1220 South Oxnard Boulevard
(Vacant)
This area is paved with asphalt that appeared old and cracked. No structures or object are currently located on the property to assess. The property is surrounded by chain-linked fence and was inaccessible; however there were no structures or objects to assess. A pole-mounted transformer was noted near the property line shared with Sunrise Donuts. The transformer appeared old but in good condition with no staining or leaks.

1240 South Oxnard Boulevard
(Gold Coast Glass)
This property is paved and is improved with a slab on grade building with block walls and interior drywall partitions. Two small plugged pipes were protruding from the concrete to the rear of the

building. Employees interviewed during SECOR's January 2007 Phase I ESA had no knowledge of the uses of these pipes.

During SECOR's recent field reconnaissance, the structure appeared to have recently been broken into and used as shelter by homeless people. Interior portions of the building include a showroom, multiple storage rooms, and fabrication room. Based on the January 2007 interview, the storage room was historically used to house panels of different sizes of glass and other material used to make window frames. The fabrication room was used to manufacture the windows and frame sets. Small wood-working tools and work benches were also noted inside of the building. The only hazardous material noted inside the building during the 2007 Phase I ESA was a small amount of paint and a single can of paint thinner. The showroom housed finished products and the second floor was unused.

Review of the EDR City Directory revealed this property was formerly an auto repair facility. Conversations with Rob Devricks of NAI Capital in January of 2007 confirmed that the auto repair shop did only minor maintenance on cars and that no hydraulic lifts were on the property. Mr. Devricks did not have any knowledge of sumps, clarifiers, or UST/ASTs associated with the former auto repair facility. No concrete cuttings or former hydraulic lifts were noted in the former service bay/fabrication room.

1246 South Oxnard Boulevard
(Auto Repair Shop)
This property is improved with asphalt paved areas and a metal structure used for auto repair. The auto repair building is partitioned into four sections with the largest being the car repair bays. One belowground hydraulic lift was noted inside the building. No former subsurface hydraulic lift cut-outs were visually identified at the property. The other rooms were used as an office, storage of personal material, and restrooms. During SECOR's Phase II ESA in February of 2007, SECOR could not gain access to the hydraulic lift to perform an adequate subsurface investigation due to an inoperable car located over the lift. As a result, it is unclear whether a release of oil has occurred at this location that would warrant further assessment or clean up. Based on past experience SECOR would estimate that as a reasonable worst case cost $25,000.00 should be set aside to address any necessary assessment and remediation at the time of its removal.

All of the old vehicles, air compressors, hazardous materials, and automobile parts (other than a few tires) that were observed during the January 2007 investigation have been removed from the Site. The storage shed previously noted in the northern portion of the property has also been removed. During SECOR's Phase II ESA in February of 2007 the former storage shed was noted to contain a parts washer, used oil storage containers, and other hazardous materials. Results of the previous Phase II investigation are discussed in Section 3.1.3.

In January of 2007, SECOR interviewed Mr. Devricks of NAI Capital concerning the property. Mr. Devricks did not have any knowledge of sumps, clarifiers, or ASTs associated with the former auto repair facility.

3.1.1 Surface Drainage

The Site is located immediately northwest of a 500-year flood zone designation as indicated by the EDR report. Storm water runoff from the Site would flow towards the gutters that run along

South Oxnard Boulevard and into the alley located in the northern portion of the Site. No evidence of improper discharge from the Site was observed during SECOR's field reconnaissance.

3.1.2 Surface Water

No surface water was visually identified at the property. In addition, no water saturated soil or leaking irrigation systems were observed during the Site walk.

3.1.3 Hazardous Materials Storage Areas

Hazardous materials are those that are manufactured and could have an adverse effect on human health or the environment. Hazardous materials could include but are not limited to: hazardous substances as defined by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA); hazardous wastes as defined by the Resource Conservation and Recovery Act (RCRA); and petroleum products.

SECOR's recent field reconnaissance revealed no evidence of hazardous materials currently stored at the Site. However, during SECOR's previous Phase I ESA performed in January of 2007 for 1200-1246 S. Oxnard Boulevard, SECOR observed a storage shed in the northern portion of the property. Access was gained to the storage shed behind the auto repair shop during SECOR's Phase II investigation performed in February of 2007. The shed was found to contain a parts washer, used oil storage containers, and other hazardous materials. Subsequently, SECOR performed a subsurface investigation in the area of the hazardous materials storage shed.

Soil samples collected in the area of the hazardous material storage area indicated that diesel and oil range petroleum hydrocarbons are present in the subsurface soils to a depth greater than 2 feet but less than 5 feet below ground surface. The detected concentrations of diesel fuel were above the Maximum Soil Screening Levels (MSSLs) of 100 mg/kg. PCE was also detected in the soil in this same area and would appear to be associated with cleaning products used by the auto repair facility. The PCE has apparently migrated to the groundwater encountered at approximately 6 feet below ground surface. The detected concentrations of PCE in soil are below US EPA preliminary remediation goals (PRGs) and are at or below the calculated California Regional Water Quality Control Board, Los Angeles Region (CRWQCB) soil clean up levels (SCLs) based on the 1996 interim guidance document. The detected concentrations of PCE and other VOCs in groundwater are below the MCLs at all locations were detections were found during the Phase II ESA.

As a result, SECOR recommends that the soil in the area of the storage shed containing TPHd above 100 mg/kg be removed by excavation prior to site development. It is recommended that the excavation be extended to the groundwater table at 6 feet to remove the PCE source in soil. SECOR is estimating that approximately 100 cubic yards of soil maybe present containing TPH above this recommended clean up level.

Based on the detected concentrations of PCE all being below the MCL, SECOR does not anticipate that remedial action would be required by the COFD or CVEHD. However, SECOR recommends as part of site closure to confirm with regulatory agencies that no additional assessment of the groundwater will be required.

3.1.4 Subsurface Structures

Other than water, gas, and sewer utilities no other subsurface structures were visually identified at the Site.

3.2 Storage Tanks

No underground storage tanks (UST) were visually observed at the Site during SECOR's Site reconnaissance. However, a review of city street directories (Section 5.4) provided by Environmental Data Resources (EDR) indicated that a gasoline station was present at the address 1246 South Oxnard Boulevard in the 1960s. Files reviewed at the Oxnard Building Department revealed a building permit for the removal of three 12,000 gallon fuel tanks in 1980. A compacted fill report indicated the tanks were removed and the pits were backfilled with material from the Site and imported silty sands (Attached in Appendix D). SECOR previous Phase I ESA for 1200-1246 S. Oxnard Boulevard recommended a Phase II subsurface investigation in the location of the former tanks and dispenser islands to sample and analyze soil to determine whether impact is present at the Site in excess of health risk criteria or hazardous waste levels.

Analytical results of soil sampling from the locations of the former USTs (borings SB-1 and SB-2) indicated non-detectable concentrations of TPH and VOCs. A groundwater sample collected from SB-1 exhibited concentrations of toluene and benzene at 1.6 and 0.6 ug/L, respectively. The reported concentrations of toluene and benzene fall below State Maximum Contaminant levels of 150 and 1.0 ug/L, respectively, for drinking water contaminants. The data collected from SECOR's Phase II ESA indicated that no apparent release of petroleum hydrocarbons occurred from the location the former USTs or dispenser islands above any published regulatory action level. SECOR also recommends that this report be submitted to the COFD and the CVEHD for review and comment to obtain closure of the former USTs. Based on the data reviewed, SECOR recommends no further assessment of the former UST locations.

3.3 Polychlorinated Biphenyls (PCBS)

Electrical transformers, hydraulic equipment capacitors, fluorescent light fixtures, and similar equipment may contain polychlorinated biphenyls (PCBs) in the hydraulic fluids or dielectric insulating fluids within the units. The federal Toxic Substances Control Act (TSCA) generally prohibited the domestic manufacture of PCBs after 1979. There is, however, potential that the dielectric fluid in electrical and hydraulic equipment manufactured and constructed prior to that date contains PCBs.

During SECOR's Site reconnaissance, an inactive wall mounted transformer unit was observed inside the machining area along the north wall. Mr. Rosenbrook stated that the transformer unit contained PCB fluids. The unit appeared in good condition and no leaks of fluid were observed. Prior to future Site demolition, SECOR recommends the PCB-containing transformer be removed and discarded as hazardous waste.

Overhead florescent lighting was previously observed inside the Site buildings during SECOR's pre-demolition survey performed in September of 2007. Due to the age of the structures (constructed in the 1940's), older overhead fluorescent light ballasts are suspected to contain

PCB fluid. The lighting fixtures located in the factory area appear older, while overhead lighting in the office space could be newer. Fluorescent light fixtures in good repair, which contain PCBs, do not ordinarily represent a significant environmental hazard. However, any leakage of fluid from such fixtures should be treated with caution and should be cleaned up by qualified personnel. Upon removal or replacement, lighting ballasts should be analyzed for PCB content and handled and disposed of accordingly.

3.4 Lead Based Paint (LBP)

Lead is a pliable, soft metal that is used in the construction of pipes, rods, and containers. Before 1978, lead was a common ingredient in paint because it added strength, shine and extended the life of the paint. In 1978 the EPA banned the use of lead pigments in paints used on interior and exterior residential surfaces. Lead poisoning can result from children having access to, and ingestion (by chewing) of lead-based paint covered surfaces. Inhalation of dust produced by normal oxidation, or scraping/sand-blasting of the paint, which may contain significant amounts of lead, is also a health hazard. The EPA/HUD action level for lead-based paint (LBP) is 0.5% dry weight.

Based on aerial photographic and historical topographic observations the Site structures were built sometime in the 1940's. As a result, SECOR was contracted in September of 2007 to perform an LBP survey at the Site. Laboratory results indicated that the paint chip samples collected from representative interior areas of the building did not exceed HUD/Cal-OSHA action levels of 0.5 percent lead by weight. Overall, interior painted surfaces were observed in good, non-peeling condition.

The following representative materials were laboratory were collected from exterior portions of the Site structures and were found to contain greater than 0.5% lead by weight.

- **1210 S. Oxnard Boulevard (Former Donut Shop)** - Representative samples of exterior yellow trim are greater than 0.5% lead by weight. In some areas, the yellow trim appeared in poor, flaky condition.

- **1240 S. Oxnard Boulevard (Former Glass Shop)** – Representative samples of exterior tan trim paint are greater than 0.05% lead by weight. Overall, the tan trim was observed in good condition with some flaky paint noted.

- **1246 S. Oxnard Boulevard (Former Automotive Repair)** – Representative samples of interior and exterior paint were below 0.5% lead by weight. No further testing was recommended.

The Cal-OSHA Lead Standard (the "Standard") states that work which involves the disturbance of materials containing more than 0.5 percent lead by weight, or if the permissible exposure limit of airborne lead particulate of 50 micrograms per cubic meter of air is exceeded, then the work must be conducted in accordance with the Standard.

Exterior paint trim was noted to be in a-flaky/peeling condition in some areas. There could be up to 126 linear feet of yellow-LBP trim on the former donut shop house located at 1210 S.

Oxnard Blvd., and 30 linear feet of tan-LBP trim on at the rear of the former glass shop located at 1240 S. Oxnard Blvd. LBP in poor/flaky condition and must be removed (scraped), collected, and properly disposed of prior to demolition. This work should be completed following OSHA (Standards – 29CFR 1926.62 App A) for workers exposed to lead through inhalation, and conducted by an abatement company certified by the State of California Department of Health Services.

3.5 Asbestos Containing Materials (ACMs)

Asbestos is a common term for a group of naturally occurring mineral fibers. Due to its durability and insulating quality, it was used in a wide variety of building products including structural fireproofing, pipe and duct insulation, plasters, roofing, floor tile, and linoleum. Adverse health effects have been associated with the inhalation of airborne asbestos fibers. The asbestos fibers that are tightly bound in building materials, however, do not represent an exposure hazard unless disturbed in such a way that releases airborne fibers (i.e., cutting, drilling, or sanding). By June of 1978, the US Environmental Protection Agency (US EPA) had effectively banned the use of asbestos in building materials.

Based on aerial photographic and historical topographic observations the Site structures were built sometime in the 1940's. As a result, SECOR was contracted in September of 2007 to perform an asbestos survey at the Site.

The following materials are described by the USEPA as Regulated Asbestos Containing Materials (RACM), i.e. friable, Category I or Category II non-friable materials that may become friable if disturbed):

1210 S. Oxnard Blvd, Former Donut Shop:

- **Tan and Yellow Floor Tile** – Representative samples of tan colored floor tile observed in the dining, service and kitchen area contains greater than one percent asbestos. Representative samples of Yellow colored floor tile observed in the bathroom contain greater than one percent asbestos. The floor tile is non-friable and appeared to be in fair to good condition with a low potential for the release of fibers. There could be up to 750 square feet of floor tile.
- **Plaster Walls/Ceiling, Lt Green Finish Coat** - Representative samples of plaster walls (finish coat) showed trace amounts of asbestos (less than one percent asbestos). Plaster walls were observed throughout the building and restroom areas. The walls are non-friable and appeared in fair to good condition with a low potential for the release of fibers. There could be up to 1,200 square feet of plaster walls throughout the building.

1240 S. Oxnard Blvd, Former Glass Shop:

- **Drywall Wall Texture** – Representative samples of drywall (texture) in the small warehouse office contains greater than one percent asbestos. The material cannot be crushed by hand pressure and is therefore considered a non-friable material. The material appeared in good condition. SECOR estimates there could be 200 square feet of drywall within this small office area.

- **Acoustic Ceiling Spray** – Representative samples of acoustic ceiling spray located in the second-floor office space contain greater than one percent asbestos. The material can be crushed by hand pressure and is therefore considered a friable material. The material appeared in good condition. SECOR estimates 450 square feet of acoustic spray material in the second-floor office.
- **Roofing Mastic** – Black penetrating mastic observed along the perimeter of the rock roof of the building contain greater than one percent asbestos. The material cannot be crushed by hand pressure and is therefore considered a non-friable material. The material appeared in good condition. SECOR estimates there could be 136 linear feet of black mastic along the perimeter of the roof.

3.6 Suspect RACMs Materials

The following materials are suspect-RACMs and although not visually observed, may be present at the Site. Asbestos is presumed to be present in these materials.

- **Transite Flue Pipe**: Transite flue pipes typically extend from wall heaters or natural gas lines to vent on the roof. The pipes are typically whitish to grayish in color. No exposed suspect transite pipes were observed in the buildings or on the building roofs. However, piping may be concealed within walls.
- **Transite Water Pipe** – Transite water pipe, a cement pipe material used in various underground conduit situations, was widely used for water transfer purposes. Most transite water pipe is buried several feet below ground surface and is typically discovered during grading activities. The pipe is typically whitish to grayish in color.
- **Wrapped Electrical Wire** – Pre 1970's electrical wiring commonly had asbestos containing insulation wrapping. The wrap is typically tan/gray in color and is a friable material.

Overall, the identified ACM material at the Site was generally in good condition. SECOR recommends that, prior to demolition activities, a licensed asbestos abatement firm be contracted to remove the identified RACM floor tile, drywall, acoustic ceilings and black roofing mastic identified and discussed above. The identified RACMs will require removal in accordance with the USEPA NESHAP and the local South Coast Air Quality Management District.

The plaster walls inside the former donut shop (1210 S. Oxnard Blvd) contain trace amounts of asbestos. Materials containing "trace" amounts of asbestos are not considered hazardous by the EPA or the local AQMD and may, upon removal, be disposed of as construction debris. However, both the Federal OSHA and Cal-OSHA require employers to implement specific work practices which protect workers from airborne asbestos exposure. Therefore, control measures should be instituted which adequately address worker health and safety during planned renovation or demolition activities involving these materials.

If during future demolition and grading activities transite pipe or electrical wire wrap is discovered, it must not be disturbed. The materials must be tested for asbestos and if applicable, removed by a licensed asbestos abatement contractor in accordance with all applicable laws, including OSHA guidelines.

3.7 Solid Waste Disposal Issues

SECOR observed several car tires located in the northeast corner of the auto repair facility. SECOR recommends the tires be properly disposed of prior to Site development. Other than wind-blown debris and trash brought into the Site structures by vandals, no other solid waste disposal issues were identified.

3.8 Pesticide Issues

Historical research (aerial photograph review, Section 5.1), indicates the Site has not been used for agricultural purposes from at least 1945 to the present. As a result, no further investigation regarding pesticides is recommended.

3.9 Radon Gas

Radon-222 (radon) is a naturally occurring gas that is prevalent in certain areas of the country. The U.S. EPA has determined that exposure to 4.0 pCi/L of radon gas on a regular basis increases the risk of lung cancer. In 1990, the California Department of Health Services conducted a two-phase statewide radon survey. The first phase of the survey involved a radon selection of owner-occupied single-family dwellings, monitored utilizing a short-term (two-day) radon detector. Following sample collection, the detectors were sent to the EPA for analysis. In the second phase, 10 percent of the previous group was monitored with long-term (one year) radon detectors that were returned to the EPA for analysis.

The Site is located in an area designated as Federal EPA Radon Zone (for Ventura County) Level 1 with a predicted average indoor screening level greater than 4pCi/L. According to the EDR report, none of the 31 sites tested in the 93030 zip code (area of the Site) exhibited levels above 4Pci/L. The information regarding this determination is contained in the EDR report attached as Appendix B page A-41. However, the Site may still potentially be in an area where radon can exist at levels above U.S. EPA standards. SECOR therefore recommends that structures be designed with positive ventilation to reduce the potential for radon accumulation. If basements or subsurface parking is planned for Site development positive ventilation also needs to be incorporated into the design of those structures. Positive ventilation should address the potential radon issues at the Site based on U.S.EPA documents.

3.10 Oil Wells

SECOR reviewed DOG Maps #213 and #214 of the West Montalvo Oil Field (1999 version) and Oxnard Oil Field (2001 version), to determine if the Site lies within the boundaries of any known oil fields. Based on this review, the Site is located approximately 1/2 mile west of and cross- to down-gradient from the Oxnard Oil Field boundary (DOG Map #214) with respect to groundwater flow. In addition, SECOR identified that the closest active or abandoned oil well is located approximately 1/2 mile southeast of the Site. The well is identified as the 'ARCO Oil and Gas Company "Richfield Standard E.G. Ruggle" 1' and is noted as a plugged and abandoned dry hole. Based on this review, SECOR considers that oil wells are unlikely to represent an environmental concern to the Site and no further assessment is recommended.

3.11 Environmental Setting

3.11.1 Regional Geology and Hydrogeology

The Site is located on the Oxnard Plain in the southwest portion of the onshore Ventura Basin within the Transverse Range Province (Norris, R. M. and Webb, R.W. 1976 Geology of California). The Oxnard Plain extends inland along the northwestern edge of the Santa Monica Mountains and extends into the lower Santa Clara River Valley. The region is relatively flat, consisting of alluvial fan deposits that are the result of erosion of the nearby uplands with sediments transported and deposited by the Santa Clara River and its tributaries. The Oxnard Plain slopes gently southwest toward the Pacific Ocean that is located west of the Site The surface elevation of the Site is approximately 43 feet above mean sea level. Oxnard Plain sediments are composed of gravels, sands, sandy silts, and silts. Thin layers of clay are common but are not laterally extensive.

The Site as is most of Southern California is situated in a seismically active area. However, the Site is not located within an Alquist-Priolo Earthquake Fault Zone. The California Division of Mines and Geology Map (CDMG, 1969) indicates that the closest recently active faults include the Springville Fault, located approximately 3.75 miles northeast of the Site; the Camarillo Fault located approximately 4.0 miles northeast of the Site; and the Bailey Fault located approximately 6.0 mile southeast of the Site.

Near-surface groundwater in the Oxnard Plain is associated with an unconfined aquifer extending from the surface to a depth of about 75 feet. This upper semi-perched groundwater zone is separated from deeper aquifers by clay-rich zone that averages 80 feet in thickness. SECOR performed a Phase II subsurface investigation in 2005 on the adjacent up-gradient property and found the groundwater to be approximately 15 feet bgs. Regional groundwater flow direction in the vicinity of the Site is expected to flow southwest towards the Pacific Ocean.

3.12 Adjacent Site Reconnaissance

The Site is located within a commercial and industrial area in the City of Oxnard. Development of the surrounding area began prior to 1945 with the area experiencing rapid development between 1945 and 1959. A drive-in movie theatre was constructed adjacent to the Site sometime prior to 1959. The areas to the west, north, and south of the Site have been developed with commercial and residential structures while the area to the west has been developed with light industrial structures.

SECOR conducted an area reconnaissance to identify adjacent properties of potential environmental concern (Figure 2). Observations of these properties were restricted to those areas readily observable from the public right-of-way. The adjacent properties to the northeast and southeast of the Site are vacant and were once a drive-in movie theatre (Refer to Section 5.5). Oxnard Boulevard runs along the Site's southwest property line followed by commercial businesses including a radiator repair facility, smog testing facility, and income tax preparation business. The adjacent property to the northwest of the Site is a Best Western Motel. SECOR identified no adverse environmental conditions on the adjoining properties.

Properties exhibiting potential environmental impact are discussed in the following Section 4.0.

3.13 SITE INTERVIEW

The Site is currently vacant with no tenants to interview. However, in January of 2007, SECOR interviewed Mr. Devricks (property manager) of NAI Capital concerning the properties at 1200-1245 S. Oxnard Boulevard. Mr. Devricks did not have any knowledge of sumps, clarifiers, or ASTs associated with the former auto repair facility.

Since an interview could not be conducted with the current property owner and current Site manager during this Phase I investigation, this is considered a data gap as defined by AAI. However, SECOR feels that sufficient information was collected from a previous interview with the Site manager in January of 2007, from observations made during the Site reconnaissance, from the EDR report, and from agency contacts and file reviews. Thus, SECOR recommends no further investigation with regards to this matter.

3.14 USER PROVIDED INFORMATION

Prior to initiating the Site reconnaissance, SECOR requested information relevant to performance of this Phase I ESA with a written questionnaire submitted to the prospective property owner. A copy of the questionnaire completed by Mr. Mark Weinstock, Vice President of Robertson Properties Group is provided in Appendix C. The significant information provided by Mr. Weinstock is summarized below for 1200-1246 S. Oxnard Boulevard and the adjacent alley.

1. Information on Environmental Cleanup Liens on Subject Property? **None Known**

2. Information on Subject property Activity or Use Limitations (including Institutional and Engineering Controls)? **None Known**

3. Specialized knowledge or experience of the User: **An affiliate of Robertson Properties Group owns the adjacent parcel to the north commonly known as 1250 S. Oxnard Boulevard. This adjacent property is a former drive-in theater.**

4. Relationship of the purchase price/rent to fair market value of the Site if it were not contaminated? **Property has been discounted in comparison to the fair market value due to contamination present at the Site.**

5. Commonly known or reasonably ascertainable information about the Subject Property? **The properties are currently vacant but historically use as a donut shop (1210 S. Oxnard Blvd), a fabricator and manufacturer of window frames (1240 S. Oxnard Blvd), and an auto repair shop (1246 S. Oxnard Blvd). Past hazardous materials storage, use, and releases are discussed in Section 3.1.3.**

6. The degree of obviousness or the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation?

Discussed in SECOR's previous Phase I and II for the Site performed for the Olson Company and in Section 3.1.3 of this report.

3.15 SPECIALIZED KNOWLEDGE OR EXPERIENCE

The Federal AAI rule (40 CFR §312.28) and ASTM E1527-05 require that all appropriate inquiry must take into account relevant and applicable specialized knowledge and experience on the part of the User regarding the Subject Property, the area surrounding the Subject Property, the conditions of adjoining properties, and any other experience relevant to identifying RECs on the Subject Property.

The prospective owner indicated that an affiliate of Robertson Properties Group owns the adjacent parcel to the north commonly known as 1250 S. Oxnard Boulevard. This adjacent property is a former drive-in theater. In addition, past hazardous materials storage, use, and releases at the Site are discussed in SECOR's previous Phase I and II for the Site performed for the Olson Company and in Section 3.1.3 of this report.

3.16 PURCHASE PRICE VS. PROPERTY VALUE

The Federal AAI rule (40 CFR §312.29) and ASTM E1527-05 require that persons seeking defense to or protection from liability under CERCLA must take into account the relationship of the purchase price to the fair market value of the property if it were not contaminated to assess whether or not the differential is due to the presence of releases or threatened releases of hazardous substances. This portion of the inquiry is the responsibility of the User, and the User has the option of sharing or not sharing this information with the Environmental Professional performing the Phase I ESA.

SECOR has not performed an independent evaluation of the purchase price of the property and its relationship to fair market value. SECOR submitted a written questionnaire to the User (identified in Section 3.13) inquiring about the User's knowledge regarding the relationship of the purchase price to the fair market value of the property if it were not contaminated.

Mr. Mark Weinstock, Vice President of Robertson Properties Group responded that the property has been discounted in comparison to the fair market value due to contamination present at the Site.

4.0 PUBLIC RECORD REVIEW SECTION

4.1 Environmental Data Resources (EDR) Report

SECOR contracted with EDR to complete a new review databases maintained by various federal and state environmental agencies. The purpose of the review was to identify reported listings for the subject Site or other properties in the vicinity. The reviewed databases included federal and state lists of known or suspected contaminated sites, known handlers or generators of hazardous waste, known waste disposal facilities and permitted underground storage tanks. The database search report is included as Appendix B. The databases which were researched and the searched distances for each database include the following:

Federal Records

- NPL, identifies sites for priority cleanup under the superfund program, searched within a one-mile radius.
- CERCLIS, contains information on sites identified by the USEPA as abandoned, inactive or uncontrolled hazardous waste sites that may require cleanup, searched within a one-half mile radius.
- NFRAP, lists sites that were on the CERCLIS but have been removed and now No Further Remedial Action is planned, searched within a one-quarter mile radius.
- CORRACTS, identifies hazardous waste handlers with Resource Conservation and Recovery Act (RCRA) corrective action activity, searched within a one-half mile radius.
- RCRIS, identifies sites that generate, store, transport, treat and/or dispose of hazardous waste as identified by the RCRA, searched within a one-quarter mile radius.
- ERNS, stores information on reported releases of oil and hazardous substances, searched within the target property.
- BRS, biennial Reporting System, collects data on generation and management of hazardous waste.
- CONSENT, establish legal responsibility and standards for NPL clean-up sites, searched within a one-mile radius.
- ROD, mandates remedy at NPL sites pertaining to technical and health information to aid in site clean-up, searched within a one-mile radius.
- DELISTED NPL, NPL sites in which no further response is necessary or appropriate, searched within a one-mile radius.
- FINDS, points to other sources that may contain more information, searched within the target property.
- HMIRS, contains hazardous materials spill incidents reported to the DOT, searched within the target property.
- MLTS, lists sites that possess or use radioactive materials subject to Nuclear Regulatory Commission licensing requirements, searched within the target property.
- MINES, mines master index file, searched within a one-quarter mile radius.

- NPL LIENS, lists properties with liens filed against them to recover remedial action expenses, searched within the target property.
- PADS, identifies generators, transporters, commercial storers and/or brokers, and disposers of polychlorinated biphenyls, searched within the target property.
- DOD, Department of Defense, federally owned or administered land of 640 acres or greater, searched within a one-mile radius.
- RAATS, contains records on enforcement actions under RCRA, searched within the target property.
- TRIS, identifies facilities that release toxic chemicals to the air, water, or land, searched within the target property.
- TSCA, identifies manufacturers and importers of chemical substances included on the TSCA chemical inventory list, searched within the target property.
- FTTS, tracking system for the Federal Insecticide, Fungicide & Rodenticide, and Toxic Substances Control Act, searched within the target property.
- SSTS, reports manufacturing practices for registered pesticide-producing establishments, searched within the target property.

State Records:

- AWP, Annual Workplan Sites, state of California Department of Toxic Substance Control (DTSC) database of known hazardous waste sites targeted for cleanup, formerly Bond Expenditure Program (BEP), searched within a one-mile radius.
- CAL-SITES, state database of properties in California where hazardous substances have been release, or where the potential for such release exists, searched within a one-mile radius.
- CHMIRS, California Hazardous Material Incident Report System, searched within a one-mile radius.
- Cortese, Hazardous Waste & Substance Sites List, searched within a one-mile radius.
- Notify 65, Proposition 65 records, searched within a one-mile radius.
- Toxic Pits, identifies sites suspected of containing hazardous substances where cleanup has not yet been completed, searched within a one-mile radius.
- SWIS, Solid Waste Information System, a state inventory of active, closed and inactive landfills and solid waste facilities, searched within a one-half mile radius.
- WMUDS/SWAT, Waste Management Unit Database/Solid Waste Assessment Test, a state inventory of waste management units, searched within a one-half mile radius.
- LUST, leaking underground storage tank incident reports, searched within a one-half mile radius.
- UST, registered underground storage tanks, searched within a one-quarter mile radius.
- VCP, Voluntary Cleanup Program Properties, searched within a one-half mile radius.
- Indian UST, underground storage tanks on Indian land, searched within a one-quarter mile radius.

- CA FID UST, Facility Inventory Database for active / inactive underground storage tanks, searched within a one-quarter mile radius.
- HIST UST, Historical UST registered database, searched within a one-quarter mile radius.
- AST, registered aboveground storage tanks, searched within the target property.
- Other state of California records searched include CLEANERS, CA WDS, DEED, SCH, REF, NFA, NFE, CA SLIC, HAZNET and limited County records. Each of these lists and source are described in the EDR report, Appendix A.

Other Databases

- Historical Gas Stations and Dry Cleaners, searched a one-quarter mile radius.
- Former Manufactured Gas (Coal Gas) Sites, searched within a one-mile radius.
- State of California Brownfield's Database Records, searched within a one-quarter mile radius.
- Oil/Gas Pipelines
- Electric Power Transmission Line Data
- Sensitive Receptors, including Hospitals, Medical Centers, Nursing Homes, Public Schools, Private Schools and Daycare Centers.
- GeoCheck including Flood Zone Data, NWI, National Wetlands Inventory, Water Well Search using Federal and State databases, Oil and Gas Well locations and Radon information.

4.1.1 Database Search Results

The new complete database listings of records detailed above prepared by EDR and a map showing the location of listed sites relative to the Site are presented in Appendix B.

The database evaluation in this section include a consideration of the regional geology and hydrogeology discussed in Section 3.9. This includes anticipated groundwater flow direction to the southwest at a depth of 15 feet below ground surface (bgs).

Area properties within the prescribed search radius (detailed above) were reviewed by SECOR. Other than listed below, no facilities were listed in the EDR radius search of the aforementioned environmental databases that are anticipated to environmentally impact the Site.

SECOR's interpretation of the listings as provided on the EDR report and potential environmental impact to the Site is presented below. SECOR did not note any new additions or substantial changes to the data base reported in the Phase I ESA issued on January 9, 2007.

SITE LISTING

The Site was listed in the following EDR databases.

- **1246 Oxnard Boulevard** is listed in the EDR Historical Auto Stations, ERNS, HAZNET, and CHMIRS databases as Action Automotive, Tri-Power Service, and Morehead Tune-up & Service. The Site is listed as a 'Gasoline Station' in the 1960's and early 1970's and an auto repair facility since 1976. In November 2002 there was a report of a suspected party dumping oil and antifreeze into the city storm drain. According to a building permit and compacted fill report, provided by the Oxnard Building Department, the fuel tanks were removed in 1980. The tank pit was backfilled with material from the Site and imported silty sands. As discussed in Section 3.2, the data collected from SECOR's previous Phase II ESA indicated no significant release of petroleum hydrocarbons to soil or groundwater at the location of the former USTs or dispenser islands above published regulatory action levels.

AREA PROPERTY LISTINGS

US EPA NPL
No sites are listed in the EDR report from the NPL database listing within a one mile radius of the Site.

US EPA CERCLIS
No sites are listed in the EDR report from the CERCLIS database listing within a one-half mile radius of the Site.

US EPA CERCLIS-NFRAP
Three sites were listed in the EDR report from the CERCLIS-NFRAP database listing within a one-half mile radius of the Site. However given the distance or 'no further remedial action' required, SECOR considers this facility unlikely to have environmentally impacted the Site. As a result, no further investigation is recommended.

US EPA RCRA-CORRACTS
No sites are listed in the EDR report from the CORRACTS database listing within a one-mile radius of the Site.

US EPA RCRIS-TSD
No RCRIS-TSD sites were identified in the EDR database search within a one-half mile radius of the Site.

US EPA RCRIS-NonGen
One site is listed in the EDR report from the RCRA-NonGen database listing within a quarter mile radius of the Site. However, given that RCRA-NonGen sites do not generate hazardous wastes SECOR considers this facility unlikely to have environmentally impacted the Site. As a result, no further investigation is recommended.

RCRA-SQG
Ten facilities were identified in the RCRA small quantity generator database within a one-quarter mile radius of the Site. However, all ten facilities are reported as having no violations and are not cross-listed under any of the databases that document unauthorized releases. Given that there

are no reported incidents, these facilities are considered unlikely to have environmentally impacted the Site. As a result, no further investigation is recommended.

CORTESE/LUST

The CORTESE database identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with underground storage tanks (USTs) having a reported release, and all solid waste disposal facilities from which there is known migration.

The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data comes from the State Water Resources Control

Based on the EDR report, there are forty-four Cortese and LUST facilities within a half-mile radius of the Site. Regional groundwater flow direction in the vicinity of the Site is expected to flow southwest towards the Pacific Ocean. Due to the high density of LUST cases in the immediate vicinity of the Site and the shallow depth to groundwater, SECOR previously collected soil and groundwater samples from three borings at the northwest and northeast corners on the property to the north (former drive-in theater) to assess whether a release had occurred from any of the nearby facilities located cross- or up-gradient from the Site with respect to groundwater flow. The results of the 2005 Phase II investigation reported concentrations of VOCs and TPH below laboratory detection limits in groundwater samples and in soil samples collected from the capillary fringe.

Taking into account that additional releases may have occurred since 2005 from the commercial and industrial facilities that surround the Site, SECOR reviewed a new EDR report to determine if any recent releases have occur on neighboring properties that could potentially impact groundwater beneath the Site. The results of this review revealed that no additional releases have occurred since 2005 on surrounding properties located less than ¼ mile up-gradient or 1/8 mile cross- or down-gradient from the Site.

SWRCY

One facility was identified in the SWRCY database within a half mile radius of the Site. However, due to distance and down-gradient location with respect to groundwater flow, this facility is considered unlikely to represent an environmental concern to the Site. As a result, no further investigation is recommended.

CA FID

Four sites are listed in the EDR report from the CA FID UST database listing within a one-quarter mile radius of the Site. However, due to distance, down-gradient location, case closed status, and based on the results of SECOR's 2005 subsurface investigation on the adjacent property to the north, all four facilities are considered unlikely to represent an environmental concern to the Site. As a result, no further action is recommended.

SLIC

Four sites are listed in the EDR report in the SLIC database listing within a half mile radius of the Site. However, due to distance and since the results of SECOR's 2005 subsurface investigation

on the adjacent property to the north, all four facilities are considered unlikely to represent an environmental concern to the Site. As a result, no further action is recommended.

UST
Twenty-five UST locations were identified in the EDR database search within a one-quarter mile radius of the Site. However due to distance (greater than one-eighth mile cross or down-gradient), case closed status, and since the results of SECOR's 2005 subsurface investigation on the adjacent property to the north, all twenty-five facilities are considered unlikely to represent an environmental concern to the Site.

HIST- UST
Twenty-one HIST-UST facilities were identified in the EDR database search within a one-quarter mile radius of the Site. However, due to distance, case closed status, down-gradient location, and since the results of SECOR's 2005 subsurface investigation on the adjacent property to the north, all twenty-one facilities are considered unlikely to represent an environmental concern to the Site. As a result, no further investigation is recommended.

SWEEPS
Five facilities were identified in the SWEEPS database within a one-quarter mile radius of the Site. However, due to distance and since the results of SECOR's 2005 subsurface investigation on the adjacent property to the north, all five facilities are considered unlikely to represent an environmental concern to the Site. As a result, no further investigation is recommended.

ENVIROSTOR
Six facilities were identified in the ENVIROSTOR database within a one-mile radius of the Site. All facilities are greater than one-quarter mile from the Site. Due to distance or 'no further action status,' SECOR considers these facilities unlikely to have environmentally impacted the Site. As a result, no further investigation is recommended.

4.2 City, County and State Records Review

4.2.1 City of Oxnard Building Department

During SECOR's previous visits to the Site in August of 2005 and January of 2007, files were researched for 1210, 1220, 1240, and 1246 South Oxnard Boulevard. SECOR's recent visit to the building department on January 4, 2008 resulted in a review of the same files, as discussed below.

According to building permits the 1210 Oxnard Boulevard property was developed in 1951 with a wood-frame commercial building to be used as a 'drive-in café'. The Café was then converted to the existing donut shop in the late 1970s. The 1220 Oxnard Boulevard property was improved with several temporary buildings beginning in the early 1950s to be used for used car sales. No other permits were available for 1220 Oxnard Boulevard. The 1240 Oxnard Boulevard property was improved with the current structure in the mid 1960s with several small modifications since then. The 1246 Oxnard Boulevard property was previously developed in 1959 with a gasoline service station. According to a building permit and compacted fill report, the tanks were removed in 1980 when the property was converted to an auto repair facility.

Results associated with SECOR's previous Phase II investigation at 1246 Oxnard Boulevard are discussed in Section 3.2.

4.2.2 Oxnard Fire Department, Certified Unified Program Agency (CUPA)

As part of SECOR's previous Phase I ESAs performed in August of 2005 and January of 2007, SECOR submitted a request for a public record search to the City of Oxnard Fire Department, for the addresses 1210, 1220, 1240, and 1246 S. Oxnard Boulevard. The search included facilities with hazardous waste, UST, and Cal-ARP files kept with the CUPA Division. No records were on file for 1200, 1210, 1220, and 1240 S. Oxnard Boulevard. However, files were on record of 1246 S Oxnard Boulevard pertaining to routine inspections of the facility. It appears that during a few of these inspections the facility was in violation of improper storage and labeling of hazardous materials. Also included in the file was a letter to Harold Turbett, dated November 18, 2002, inquiring into the status of the underground storage tanks on the Site. No other information regarding underground storage tanks was provided in the report. According to a building permit and compaction report, viewed at the City of Oxnard Building Department, the tanks were removed in 1980. As discussed in Section 3.2, the data collected from SECOR's previous Phase II ESA indicated no significant release of petroleum hydrocarbons to soil or groundwater at the location of the former USTs or dispenser islands above published regulatory action levels.

On January 2, 2008 SECOR contacted the Oxnard Fire Department to discuss whether any documents have been filed for the Site addresses with regard to hazardous materials and USTs since SECOR's previous Phase I investigation. According to the department personnel, Darlene (805) 385-7710, additional documents have been filed since January of 2007 indicating violations at 1246 S. Oxnard Boulevard. One of the violations pertained to a failure to submit a business plan for 2007 and the other was an inspection report noting an open container of 5 gallons of waste oil. Oxnard Fire Department files did not contain documents indicating that a release had occurred since SECOR's January 2007 Phase I investigation.

4.2.3 Regional Water Quality Control Board RWQCB

SECOR submitted a request to the Regional Water Quality Control Board to research whether any documents were on file for the Site. According to Mr. Reuben Sasaki of the RWQCB, no records are on file for the Site. SECOR recommends no further investigation.

4.2.4 Ventura County Department of Environmental Health

SECOR submitted a request to the Ventura County Environmental Health Division on December 31, 2007 to research whether any documents were on file for the Site. According to Ms. Nancy Berkley (805) 662-6517, only one document was on file for the Site addresses. This document indicated that 1210 South Oxnard Boulevard was occupied by Sunrise Donuts until the late 1990s. Currently, this facility is listed as "inactive" in the County records. No environmental concerns were discovered during SECOR's review of the Ventura County Environmental Health records.

5.0 HISTORICAL RECORDS REVIEW

SECOR developed an understanding of past use of the property through research of the following available information resources.

5.1 AERIAL PHOTOGRAPHIC REVIEW

Aerial photographs for the property and surrounding areas were obtained from EDR, to evaluate historical usage of the site and adjacent properties. The photographs were also reviewed to evaluate any discernible evidence of potential sources of negative environmental impact at the site. The general activity on a property and land use changes can often be discerned from the type and layout of structures visible in aerial photographs and maps; however, specific elements of a site operation cannot normally be determined.

The following aerial photographs of the Site and surrounding areas were examined during SECOR's historical investigations.

1. **Date: 1945**
   The Site appears vacant, undeveloped, and not used for any purpose. The surrounding area is developed with residential homes. Areas of agriculture can be seen to the south. A reservoir can be seen to the east of the Site.

2. **Date: 1959**
   The Site appears developed with several small commercial structures. A drive-in theatre appears adjacent to the Site. The area to the south of the Site is predominantly residential. The reservoirs observed in the previous photograph have been removed.

3. **Date: 1964**
   The Site and surrounding area appears similar to the previous photograph.

4. **Date: 1970**
   The Site and surrounding area appears similar to the previous photograph. This view shows the Site partitioned into four parcels. The northern most parcel appears vacant. The next parcel appears with a single square structure. The next parcel appears with at least one rectangular structure. The southern most parcel contains several small structures.

5. **Date: 1977**
   The Site and surrounding area appears similar to the previous photograph.

6. **Date: 1989**
   The Site and surrounding area appears similar to the previous photograph.

7. **Date: 1994**
   The Site and surrounding area appears similar to the previous photograph.

8. **Date: 2002**
   The Site and surrounding area appears similar to the previous photograph.

SECOR's interpretation of historical aerial photographs shows the Site vacant, undeveloped, and not used for any purpose from at least 1945 until sometime prior to 1959 when the Site was partitioned into four parcels and an alley. All four parcels appeared to be used for commercial purposes. The Site reached its current configuration in the 1970s.

The surrounding area began experiencing residential development prior to 1945. A drive-in movie theatre was built adjacent to the Site sometime prior to 1960. No potential Site impact from adjoining properties was identified in SECOR's review of historical aerial photographs.

5.2 FIRE INSURANCE MAPS

Available Sanborn Fire Insurance Maps were requested from EDR Resources. No Sanborn maps were provided for the Site. However, Sanborn fire insurance maps dated 1929, 1950, and 1953 were provided by EDR for the surrounding property west of the Site. In the 1929 Sanborn map, the surrounding property to the west was occupied by Bell Lumber Company. Sanborn maps for 1950 and 1953 indicated that this same property was in use by General Petroleum Corporation consisting of one building labeled as "oil storage" and five above ground storage tanks located at the eastern portion of the property. Given the cross- to- down-gradient location from the Site with respect to groundwater flow, this facility is considered unlikely to represent an environmental concern to the Site.

5.3 HISTORICAL TOPOGRAPHIC MAPS

Available historical topographic maps were requested from Environmental Data Resources for the Site and surrounding properties. Maps from the years 1904, 1947, 1951, and 1967 (1949 Photograph revised) were reviewed. The historical topographic maps show the Site as being approximately 42 feet above mean sea level (msl) and topographic gradient sloping toward the southwest. Symbols indicating an abandoned reservoir are located to the east of the Site. Symbols indicating the Southern Pacific Railroad are located to the northeast of the Site. No adverse environmental conditions were identified as a result of SECOR's review of historical topographic maps. Copies of maps are included in Appendix C.

5.4 FORMER ENVIRONMENTAL REPORTS

PHASE I ENVIRONMENTAL SITE ASSESSMENT. 1210, 1220, 1240, & 1246 South Oxnard Boulevard. Criterion Environmental Inc. July 2005.
SECOR was provided with a Phase I Environmental Site Assessment for the subject property performed in July 2005 by Criterion Environmental Inc. According to Criterion Environmental the property located at 1246 Oxnard Boulevard formerly contained fuel underground storage tanks, dispensers, and product lines. Criterion recommended a Phase II Environmental Site Assessment be conducted in the area of the former UST's and dispensers to evaluate the soil and/or groundwater to determine if fuel hydrocarbons impacted the Site.

PHASE I ENVIRONMENTAL SITE ASSESSMENT, 1210, 1220, 1240, & 1246 South Oxnard Boulevard, prepared by SECOR International, Inc, dated January 9, 2007.
SECOR completed a Phase I Environmental Site Assessment for the Site in January of 2007. SECOR recommended that a Phase II ESA be performed at the locations of the former USTs and hazardous material storage area as indicated on documents reviewed at the City of Oxnard Department Fire Department.

In addition, 1220 Oxnard Boulevard was listed in the EDR generated in January of 2007 as a Historical Auto Station identified as Oxnard Auto Mart. 1220 Oxnard Boulevard was not listed in the EDR report recently generated for the Site. The only information given in the 2007 EDR is that the Site was an 'Automobile Dealers-Used Cars' in 1961. SECOR's previous review of building permits provided by the Oxnard Building Department indicated several temporary structures were constructed on the property for used car sales. Given that the properties only purpose was allegedly for used car sales and that there is no evidence from the EDR report or historical agency documents indicating that auto repair operations were performed on-Site, SECOR considered this facility unlikely to represent an environmental concern to the Site and no further investigation was recommended.

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT, 1210, 1220, 1240, & 1246 South Oxnard Boulevard, prepared by SECOR International, Inc, dated February 2, 2007.
SECOR completed 5 exploratory borings at the Site to assess whether soil and/or groundwater had been impacted as a result of the historical hazardous materials storage and former presence of fuel USTs. Results of this investigation are discussed in Sections 3.1.3 (*Hazardous Materials Storage Areas*) and Section 3.2 (*Storage Tanks*).

PHASE I ENVIRONMENTAL SITE ASSESSMENT, Skyview Drive-In Theatre, Oxnard Boulevard and Wooley Road, prepared by SECOR International, Inc., dated August 10, 2005.
SECOR completed a Phase I ESA on the adjacent property to the north which was a former Drive in Movie Theater. The only recognized environmental condition identified was approximately 45 nearby facilities where environmental impact was detected. The concern was that impact to groundwater from these facilities may have migrated onto the subject property and adversely affected the subject Site. SECOR recommended that a Phase II ESA be completed to evaluate if impact was present in soil and groundwater beneath the subject Site.

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT, Skyview Drive-In Theatre, Oxnard Boulevard and Wooley Road, Oxnard, California, prepared by SECOR International, Inc., dated September 2005.
SECOR completed 3 exploratory borings on the Drive-In property to assess whether off site sources of contamination had affected this property. The results of that work did not indicate that groundwater or soil was impacted by the off Site sources. As a result, no further work was recommended. Based on this assessment, SECOR feels that the up gradient (northern) sources of identified contamination have not affected the Site.

5.5 OTHER HISTORICAL RECORDS

Historical research indicated the majority of the Site as vacant land with one residential structure along Wooley Road since prior to 1945 until the late 1940s/early 1950s. The historical aerials indicate that the Site was developed with three commercial/industrial structures along Oxnard Blvd since prior to 1959. Surrounding properties appear to have been developed with commercial and industrial facilities (a lumber company, auto repair shops, and concrete piping services) since prior to 1945. The drive-in theater located north of the Site was developed prior to 1959. No RECs were identified as a result of SECOR's historical records review that have not previously been addressed by the previous Phase I and Phase II ESA performed in 2005 and early 2007.

6.0 CONCLUSIONS AND RECOMMENDATIONS

This report presents the finding of an update to a Phase I ESA report prepared for the Olson Company for the referenced parcels completed on January 9, 2007. The Olson Company has granted permission to update the report completed for them on the above referenced date. The work contained in this report involved a site and neighboring property visit conducted on January 4, 2008, a review of a new updated database search of government files, discussion with certain government agencies, and a review of our files to evaluate where conditions may have changes since issuance of the Phase I ESA.

The Site consists of nine parcels comprising approximately 1.5 acres of land located from 1200 to 1246 South Oxnard Boulevard and includes the alley at the rear of these addresses, in the City of Oxnard, Ventura County, California. The Site is currently vacant but developed with three buildings. The buildings at 1240 and 1246 S. Oxnard Boulevard were used for industrial purposes (glass and window fabricator and auto repair) as recently as February of 2007. A vacant building formerly operated by a donut shop is present at 1210 S. Oxnard Boulevard. The adjoining asphalt paved alley to the north is also included as part of the Site.

Historical research conducted in the original Phase I ESA indicated the majority of the Site as vacant land with one residential structure along Wooley Road since prior to 1945 until the late 1940s/early 1950s. The historical aerials indicate that the Site was developed with three commercial/industrial structures along Oxnard Blvd since prior to 1959. The property addressed as 1246 South Oxnard Boulevard was occupied by a service station in the 1960's and early 1970's and as an auto repair facility since 1976. The service station reportedly operated three 12,000 gallon the fuel tanks which were removed in 1980. No closure letter was found during this or previous investigations regarding these tanks. A subsurface assessment conducted in the area of the former USTs is discussed below and in Section 3.2.

Surrounding properties appear to have been developed with commercial and industrial facilities (a lumber company, auto repair shops, and concrete piping services) since prior to 1945. The property to the north was developed as a drive-in theater prior to 1959. SECOR did not note any changes since January 2007 to the neighboring properties that would affect our conclusion concerning no new recognized environmental conditions (RECs) on those properties. SECOR did not note any REC associated with the alley included as part of the Site along the north property line.

During SECOR's January 4, 2008 Site reconnaissance there were no ongoing manufacturing activities or hazardous substances observed at the Site. SECOR observed no surface staining, pungent or noxious odors, or signs of release of hazardous materials.

Based on the previous subsurface investigation performed in February of 2007 (1200-1246 S. Oxnard Boulevard), SECOR concluded the following:

- *Former USTs* – With regard to the former service station at 1246 S. Oxnard Boulevard, SECOR concluded that no apparent release of petroleum hydrocarbons occurred at the location the former USTs or dispenser islands above any published regulatory action

level. SECOR recommends that the Phase II ESA report dated February 2, 2007 be submitted to the COFD and the CVEHD for review and comment to obtain closure of the former USTs. Based on the data reviewed no apparent remedial action or further assessment would be necessary in these areas. As of this date those reports have not been delivered nor has official closure occurred. SECOR would continue to recommend that that action occur.

- *Hazardous material storage* – Soil samples collected in the area of the hazardous material storage area associated with the former auto repair facility at 1246 S. Oxnard Boulevard indicated that diesel and oil range petroleum hydrocarbons are present in the subsurface soils to a depth greater than 2 feet but less than 5 feet below ground surface. The detected concentrations of diesel fuel were above the Maximum Soil Screening Level (MSSL) of 100 mg/kg for that compound. PCE was also detected in the soil in this same area. The PCE would appear to be associated with cleaning products used by the auto repair facility. The PCE has apparently migrated to the groundwater at approximately 6 feet below ground surface. The detected concentrations of PCE in soil are below US EPA preliminary remediation goals (PRGs) and are at or below the calculated California Regional Water Quality Control Board, Los Angeles Region (CRWQCB) soil clean up levels (SCLs) based on the 1996 interim guidance document. The detected concentrations of PCE and other VOCs in groundwater are below the maximum contaminate level (MCLs) at all locations were detections have occurred.

  SECOR recommends that the soil in the area of the storage shed containing TPHd above 100 mg/kg be removed by excavation prior to site development. It is recommended that the excavation be extended to the groundwater table at 6 feet to remove the PCE source in soil. SECOR is estimating that approximately 100 cubic yards of soil maybe present containing TPH above this recommended clean up level. The most likely estimated cost to excavate the contaminated soil, dispose of this material, and verify removal is approximately $20,000.00. As a worst case cost estimate one could assume the volume could double for a cost of $40,000.00.

  It is recommended that the remedial excavation be approved by the County of Ventura Environmental Health Division (VCEHD) prior to implementation. Upon completion it is recommended to obtain a no further action letter for the contamination.

  Based on the detected concentrations of PCE all being below the MCL in groundwater, it is not anticipated that remedial action would be required by the City of Oxnard fire Department (COFD) or CVEHD beyond the recommended soil removal. It is recommended as part of site closure to determine no additional assessment of the groundwater will be required. If required to close the site SECOR would estimate that an appropriate assessment of groundwater could be completed for less than $15,000.00.

- *Hydraulic Lift* – As discussed in Section 3.1, SECOR did not have access to the hydraulic lift located on the property at 1246 S. Oxnard Boulevard due to an inoperable car located over the lift. As a result, it is unclear whether a release of oil has occurred at

this location that would warrant further assessment or clean up. At the time of demolition the lift should be removed and disposed of from the Site. Based on past experience, SECOR would estimate that a reasonable worst case cost of $25,000.00 should be set aside to address any necessary assessment and remediation at the time of the lifts removal.

SECOR has not identified any new RECs on the Site or adjacent properties that were not reported in January 9, 2007 as discussed above.

Although not considered RECs, SECOR recommends that the following non-ASTM environmental issues be addressed prior to Site development:

- Identified ACM material at the Site was generally in good condition. SECOR recommends that, prior to demolition activities, a licensed asbestos abatement firm be contracted to remove the identified RACM floor tile, drywall, acoustic ceilings and black roofing mastic identified and discussed in Section 3.5. The identified RACMs will require removal in accordance with the USEPA NESHAP and the local South Coast Air Quality Management District.

  The plaster walls inside the former donut shop (1210 S. Oxnard Blvd) contain trace amounts of asbestos. Materials containing "trace" amounts of asbestos are not considered hazardous by the EPA or the local AQMD and may, upon removal, be disposed of as construction debris. However, both the Federal OSHA and Cal-OSHA require employers to implement specific work practices which protect workers from airborne asbestos exposure. Therefore, control measures should be instituted which adequately address worker health and safety during planned renovation or demolition activities involving these materials.

  If during future demolition and grading activities transite pipe or electrical wire wrap is discovered, it must not be disturbed. The materials must be tested for asbestos and if applicable, removed by a licensed asbestos abatement contractor in accordance with all applicable laws, including OSHA guidelines.

- Exterior paint trim was noted to be in a-flaky/peeling condition in some areas. There could be up to 126 linear feet of yellow-LBP trim on the former donut shop house located at 1210 S. Oxnard Blvd., and 30 linear feet of tan-LBP trim on at the rear of the former glass shop located at 1240 S. Oxnard Blvd. LBP in poor/flaky condition and must be removed (scraped), collected, and properly disposed of prior to demolition. This work should be completed following OSHA (Standards – 29CFR 1926.62 App A) for workers exposed to lead through inhalation, and conducted by an abatement company certified by the State of California Department of Health Services.

- The Site is located in an area designated as Federal EPA Radon Zone (for Ventura County) Level 1 with a predicted average indoor screening level greater than 4pCi/L. According to the EDR report, none of the 31 sites tested in the 93030 zip code (area of the Site) exhibited levels above 4Pci/L. The information regarding this determination is contained in the EDR report attached as Appendix B page A-41. However, the Site may

still potentially be in an area where radon can exist at levels above U.S. EPA standards. SECOR therefore recommends that structures be designed with positive ventilation to reduce the potential for radon accumulation. If basements or subsurface parking is planned for Site development positive ventilation also needs to be incorporated into the design of those structures. Positive ventilation should address the potential radon issues at the Site based on U.S.EPA documents.

7.0 CLOSURE

The conclusions presented in this report are professional opinions based on data described in this report. The report was prepared in accordance with SECOR's *Revised Proposal for Phase I Environmental Site Assessment*, dated December 21, 2007. Without limitation of the foregoing, the opinions of this report have been arrived at in accordance with currently accepted hydrogeologic and engineering standards and practices applicable to this location, and are subject to the following inherent limitations

1) SECOR derived the data in this report primarily from visual inspections, examination of records in the public domain, and interviews with individuals having information about the site. The passage of time, manifestation of latent conditions, or occurrence of future events may require further study at the site, analysis of the data, and reevaluation of the findings, observations, and conclusions in the report.

2) The data reported and the findings, observations, and conclusions expressed in the report are limited by the scope of work. The scope of the Phase I ESA Update performed by SECOR was performed in accordance with ASTM Practice E1527-05 and All Appropriate Inquiries (AAI).

3) The professional opinions presented in this report are intended only for the purpose, site location, and project indicated. This report is not a definitive study of contamination at the site and should not be interpreted as such. An evaluation of subsurface soil and groundwater conditions was not performed as part of this investigation. No sampling or chemical analyses of structural materials or other media was completed as part of this study unless explicitly stated.

4) This report is based, in part, on unverified information supplied to SECOR by third-party sources. While efforts have been made to substantiate this third-party information, SECOR cannot guarantee its completeness or accuracy.

8.0 REFERENCES

Technical References
DOGGR Website, Regional Wildcat Maps 213 and 214, May 18, 1999, http://www.consrv.ca.gov/dog/maps/index_map.htm

Faults of Southern California, Southern California Earthquake Data Center, http://www.data.scec.org/faults/faultmap.html, 2000

Environmental Data Resources, Inquiry #2111137.1s
Historical Topographic Maps
Historical Aerial Photographs
City Directory
Database Search Radius Map with GeoCheck
Sanborn No Coverage Page

Agency Contacts
Regional Water Quality Control Board – Los Angeles Region

City of Oxnard Fire Department CUPA Division

City of Oxnard Building and Safety

Ventura County Department of Environmental Health

Former Reports
Criterion Environmental Inc., *Phase I Environmental Site Assessment, 1210, 1220, 1240, & 1246 South Oxnard Boulevard, dated July 2005.*

SECOR International, Inc., *Phase I Environmental Site Assessment, Skyview Drive-In Theatre, Oxnard Boulevard and Wooley Road, dated August 10, 2005.*

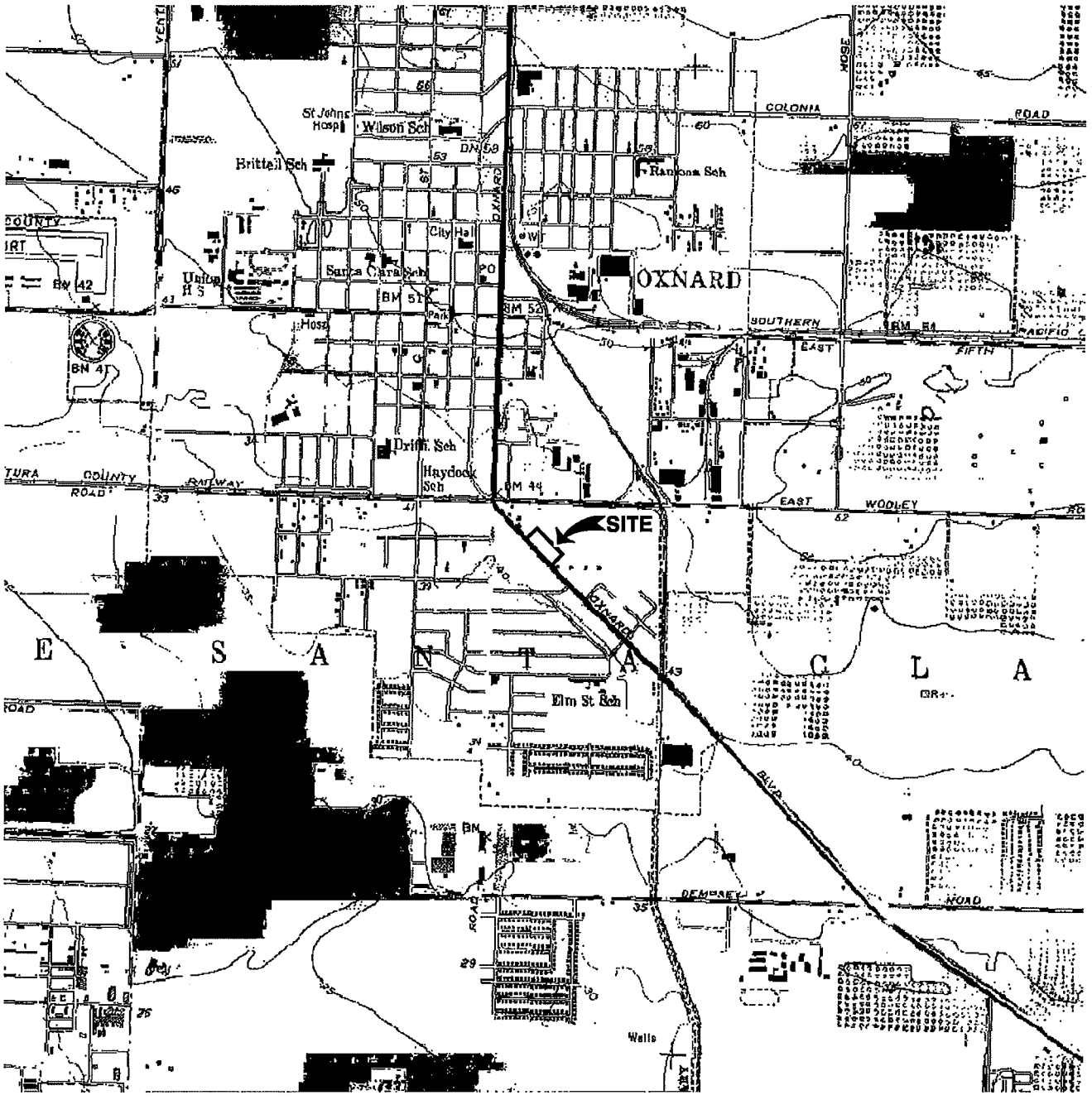
SECOR International, Inc., *Phase II Environmental Site Assessment, Skyview Drive-In Theatre, Oxnard Boulevard and Wooley Road, Oxnard, California, Inc., dated September 2005*

SECOR International, Inc., *Phase I Environmental Site Assessment, 1200-1246 South Oxnard Boulevard, Oxnard Boulevard and Wooley Road, dated January 9, 2007.*

SECOR International, Inc., *Phase II Environmental Site Assessment, 1200-1246 South Oxnard Boulevard, Oxnard Boulevard and Wooley Road, dated February 2, 2007.*

SECOR International, Inc., *Asbestos and Lead-Based Paint Survey Report, Commercial Property, Oxnard and Wooley, 1210, 1240, and 1246 South Oxnard Boulevard, Oxnard, CA dated September 26, 2007.*

FIGURES



1 1/2 0 1

SCALE IN MILE

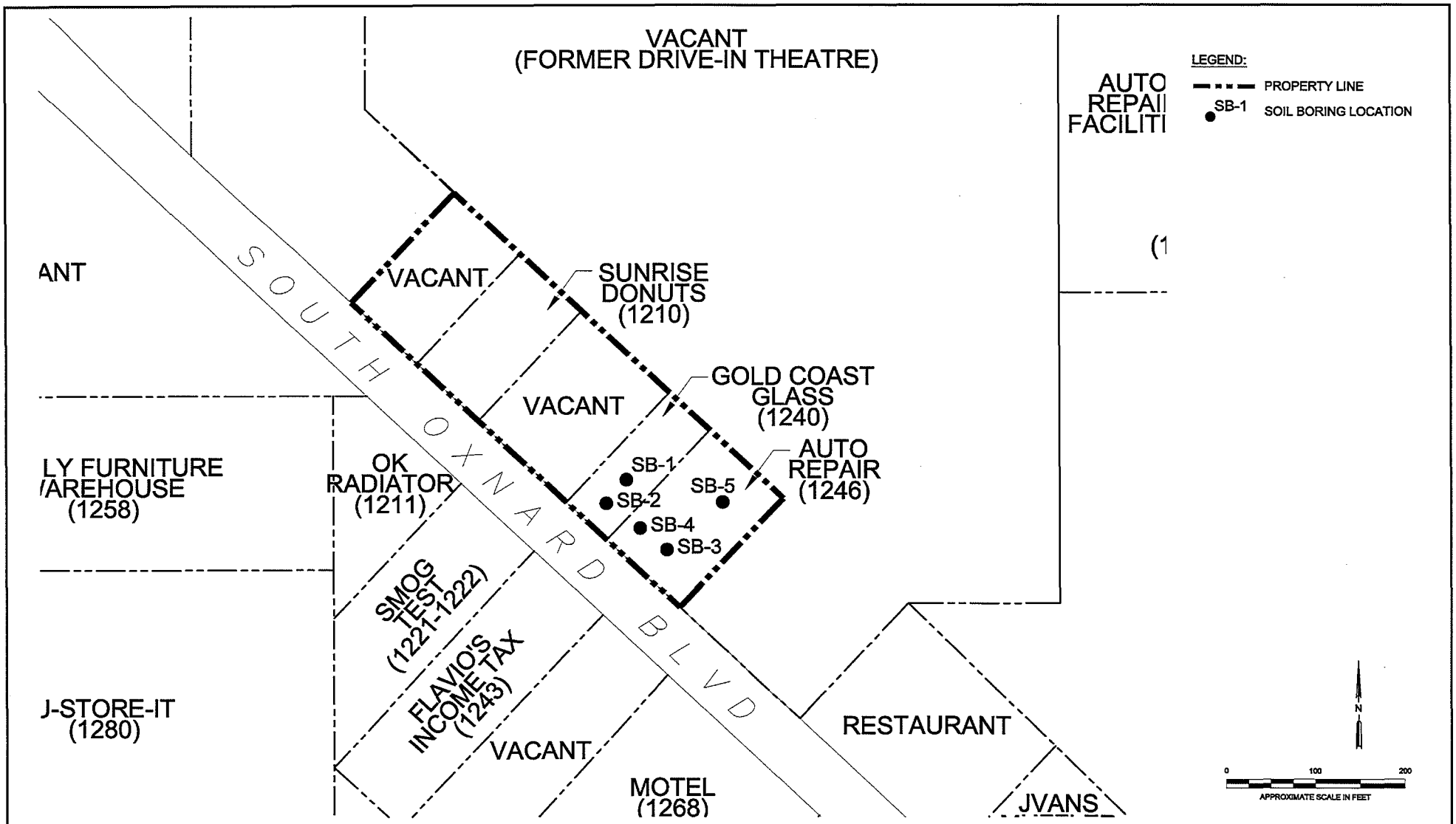
1000 0 1000 2000 3000 4000 5000 6000 7000

SCALE IN FEET

REFERENCE: USGS 7.5 MINUTE QUADRANGLE; OXNARD, CA 1949
Photorevised 1967

SECOR 25864-F BUSINESS CENTER DRIVE REDLANDS, CA 92374 PHONE: (909) 335-6116 FAX: (909) 335-6120	FOR: ROBERTSON PROPERTIES GROUP - OXNARD 1210-1246 OXNARD BOULEVARD OXNARD, CALIFORNIA		SITE LOCATION MAP		FIGURE: 1
	JOB NUMBER: 04OT.A6914.01	DRAWN BY: GH	CHECKED BY: JA	APPROVED BY:	DATE: 1/08/2008

FILEPATH:I:\Miscellaneous\Robertson Properties Group\Oxnard\Phase I Update\FIGURES\29222 SITE LOCAL.dwg|jfischer|Feb 12, 2008 at 14:45|Layout: SITE LOCATION MAP



SECOR
25864-F BUSINESS CENTER DRIVE
REDLANDS, CA 92374
PHONE:(909) 335-8116 FAX:(909) 335-6120

FOR:			FIGURE:
ROBERTSON PROPERTIES GROUP 1210-1246 OXNARD BOULEVARD OXNARD, CALIFORNIA		SOIL BORING LOCATION MAP	2
JOB NUMBER: 04OT.29222.73	DRAWN BY: GH	CHECKED BY: JA	APPROVED BY:	DATE: 1/10/07

FILEPATH:I:\Miscellaneous\Robertson Properties Group\Oxnard\Phase I Update\FIGURES\29222 SB LOCALS.dwg|jfischer|Feb 12, 2006 at 14:42|Layout: SITE VICINITY (2)

PRELIMINARY STORM WATER REPORT

FOR

OXNARD DRIVE-IN PROPERTY

CLIENT: Pacific West Communities, Inc.
430 E. State St., Suite 100
Eagle, ID 83616

PREPARED BY: Dale W. Weber, P.E.
MAC Design Associates
1933 Cliff Drive, Suite 6
Santa Barbara, CA 93110

DATE: January 28, 2016

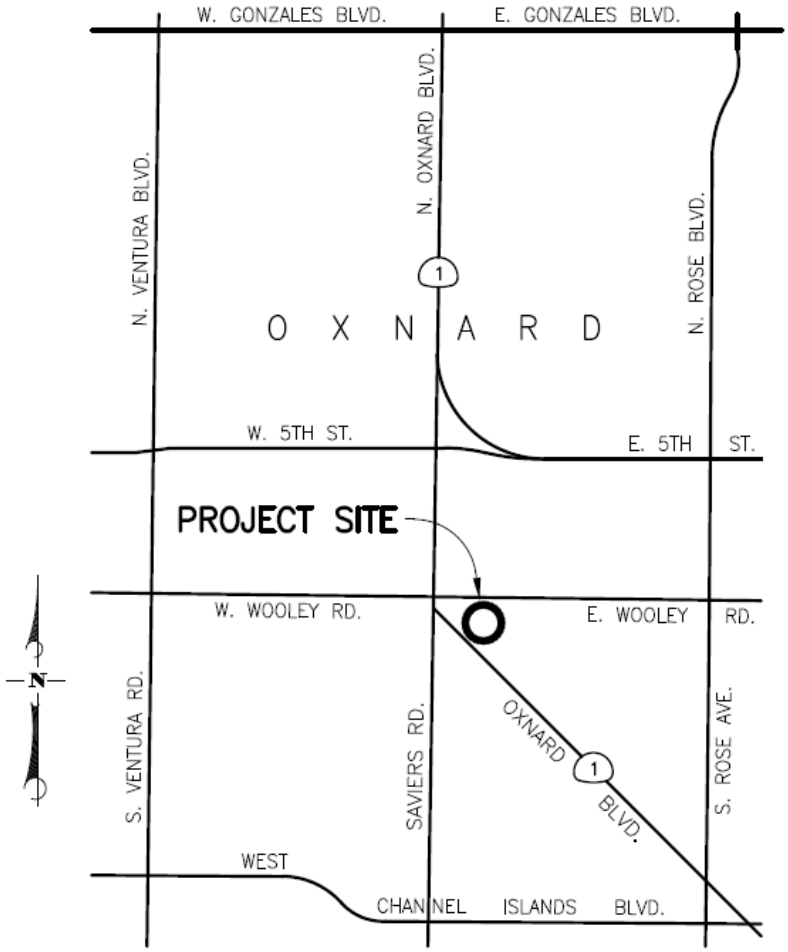
W.O. 0442

MAC DESIGN ASSOCIATES

PURPOSE OF REPORT

The purpose of this report is to identify and describe the Storm Water BMP measures for the project at Oxnard Drive-In.

LOCATION OF SITE



VICINITY MAP

NO SCALE

PROJECT DESCRIPTION

The property is approximately 14.1 acres in total size. The property is currently vacant, having been previously developed as the Oxnard Drive-In Theater, and a gas station, and is almost completely paved with asphalt.

- Existing permeable area = 0.97 acres or 7%
- Existing impermeable area = 13.13 acres or 93%

The project will redevelop the 12 acre drive-in portion of the property with affordable housing consisting of 240 units located in 13 buildings with tuck under parking, drive aisles w/ exterior parking, and a community building with recreation/play areas. Driveway access will occur from Oxnard Blvd with secondary emergency access from Wooley Road. A future phase will develop the remaining 2.1 acres of property fronting Oxnard Blvd. with additional residential apartments. This report will focus on the current project for the 12 acre portion of the property, however a discussion of the future 2.1 acres is included.

Redevelopment of the property with the proposed project will result in a substantial decrease in impervious area, since the property is currently almost entirely paved. The redevelopment project proposes approximately 2.8 acres of landscaped area.

For the 12 acres:

- Existing permeable area = 0.61 acres or 5%
- Existing impermeable area = 11.39 acres or 95%

- Proposed permeable area = 2.8 acres or 24%
- Proposed impermeable area = 9.2 acres or 76%

Due to the substantial decrease in impervious area, the peak rate & volume of runoff will also decrease.

For the treatment of storm water runoff, the project proposes to construct a subsurface ADS Stormtech or Contech Chambermaxx chamber system to allow for retention and infiltration of storm water from the 0.75 inch storm event, referred to as the Stormwater Quality Design Volume (SQDV). In addition, the project proposes approximately 93,060 square feet of covered parking that will not be subject to rainfall, and landscape areas will be used throughout the project as collection areas for runoff from impervious areas and will provide both filtration and retention of storm water consistent with City of Oxnard standards.

The property currently drains in a south-easterly direction towards an existing grated inlet located in the public alley and towards existing curb inlets along Oxnard Blvd. Storm drain pipes will be extended from the existing 36" RCP storm drain in the alley into the large open landscaped area of the site. This large landscape area is approximately 27,000 square feet in area, and will contain the subsurface chamber infiltration system which will retain and treat the runoff from the roofs, parking & drive aisles, sidewalks and other hardscape areas. In addition,

the smaller landscape areas between the buildings and parking areas will provide additional infiltration and retention.

The project will seek to maintain natural flow paths in a south-easterly direction.

WOOLEY RD
OXNARD BLVD
28' - 0"
28' - 0"
SING
ANIES
6
26
RES
NITS
ING W/
ES
CK UNDER
N
0' 25' 50' 100'
LAND USE PLAN

	PEDESTRIAN PATHS AND WALKWAYS	37368 SF
	RECREATIONAL	30007 SF
	VEHICULAR AND SURFACE PARKING	150335 SF
	COMMUNITY BUILDING AREA	6008 SF
	SETBACKS AND MISC.	4651 SF
	LANDSCAPE	123296 SF
COVERED PARKING TOTAL		93060 SF
	FREE STANDING CAR PORTS	15369 SF
	TUCK UNDER PARKING IN RESIDENTIAL BUILDING	77691 SF
BUILDING FOOT PRINT		156371 SF
	RESIDENTIAL BUILDING FOOT PRINT AREA	78680 SF
	TUCK UNDER PARKING IN RESIDENTIAL BUILDING	77691 SF
TOTAL SITE AREA		523405 SF

METHODOLOGY

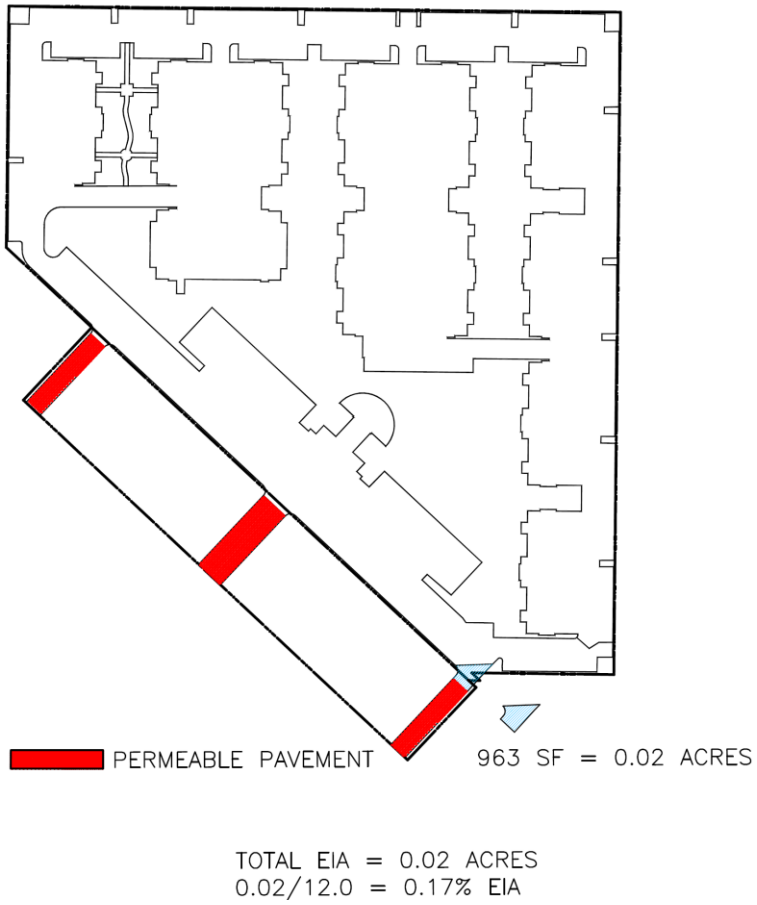
The project is required to meet the requirements of the Ventura Countywide Stormwater Quality Management Program as directed in the Technical Guidance Manual for Stormwater Quality Measures (2011 TGM).

Thus, the project is required to:

- Show an Effective Impervious Area (EIA) less than or equal to 5%
- Retention BMP's are required to be sized to retain the volume of water that results from the 0.75 inch storm event, referred to as the Stormwater Quality Design Volume (SQDV).
- Runoff from the proposed project shall be less than the existing site runoff for the 10-year through 100-year storm events.

EIA

Runoff from 11.98 acres of the project will be drained to landscaped/vegetated areas, resulting in an Effective Impervious Area (EIA) of 0.17%.



Infiltration/Retention

The INF-1 Sizing Worksheet was used to determine the Stormwater Quality Design Volume, design percolation rate and surface area of the retention basin, and is attached below.

The project site has a Ventura County Soil Number 3 with a Pervious Runoff Coefficient of 0.10. Runoff from 12.0 acres of the proposed project during the Stormwater Quality Design Storm (0.75 inch storm event) is calculated to be 16,662 cubic feet. The subsurface chamber infiltration system has a volume of 19,403 cubic feet.

The existing soil is classified as Camarillo Loam, with a Hydrologic Soil Group rating of B, per the US Natural Resources Conservation Service Web Soil Survey (see attached). Soil Group B soils are considered to have a moderate infiltration rate when thoroughly wet. Four (4) percolation tests were performed on the site, on June, 29, 2015, by Earth Systems Southern California. The minimum percolation rate achieved was 5 inches per hour. The percolation test results have been attached to this report. For the purposes of this Preliminary Stormwater Report we have assumed a very conservative percolation rate of 5 in/hr. even though the site soils would provide much higher percolation rates. In addition, conservative assumptions were made to determine the Percolation Rate Correction Factors of S(a) = 2.5 and S(b) = 2.5, for a combined safety factor of 6.25, and a P-design value of 0.8 in/hr.

With the conservative assumptions made above, the minimum surface area required for the subsurface infiltration system has been calculated to be 4,716 SF assuming 40% porosity gravel in the system. The project as currently designed provides an infiltration system surface area of 6,419 SF with the chambers providing 100% porosity. In addition, the open landscape areas surrounding the infiltration system are capable of providing 3 times the capacity of the system being proposed. Therefore, the system as proposed is more than capable of treating the storm water from both the 12 acre current phase of redevelopment and the future 2.1 acre phase of development if necessary.

Sizing Worksheet

Designer: DALE WEBER, P.E. Project Proponent: PACIFIC WEST COMMUNITIES, INC. Date: 1-28-16 Project: OXNARD DRIVE-IN Location: OXNARD BLVD AND EAST WOOLEY RD.	
Type of Vegetation: (Check type used or describe "Other")	___ Native Grasses ✓ Irrigated Turf Grass ✓ Other SUBSURFACE GRAVEL/CHAMBER SYSTEM
Outflow Collection:	
Step 1: Determine water quality design volume	
1-1. Enter Project area (acres), $A_{project}$	$A_{project}$ = 12 acres
1-2. Enter the maximum allowable percent of the Project area that may be effective impervious area (%) (refer to permit), ranges from 5-30%, $\%_{allowable}$	$\%_{allowable}$ = 5 %
1-3. Determine the maximum allowable effective impervious area (acres), $EIA_{allowable} = (A_{project})*(\%_{allowable})$	$EIA_{allowable}$= 0.6 acres
1-4. Enter Project impervious fraction, *Imp* (e.g. 60% = 0.60)	Imp= 0.76
1-5. Determine the Project Total Impervious area (acres), $TIA=A_{project}*Imp$	TIA= 9.1 acres
1-6. Determine the total area from which runoff must be retained (acres), $A_{retain}=TIA-EIA_{allowable}$	A_{retain} = 8.5 acres
1-7. Determine pervious runoff coefficient using Table E-1, C_p	C_p = 0.10
1-8. Calculate runoff coefficient, $C = 0.95*imp + C_p\,(1-imp)$	C = 0.75
1-9. Enter design rainfall depth of the storm (in), P_i	P_i = 0.75 in

1-10. Calculate rainfall depth (ft), $P = P_i/12$	P = 0.06 ft
1-11. Calculate water quality design volume (ft³), $SQDV=43560 \times C^*P^*A_{retain}$	SQDV= 16,662 ft³
Step 2: Determine the design percolation rate	
2-1. Enter measured soil percolation rate (in/hr, 0.5 in/hr min.), $P_{measured}$	$P_{measured}$ = 5.0 in/hr
2-2. Determine percolation rate correction factor, S_A based on suitability assessment (see Section 6 INF-1)	S_A = 2.5
2-3. Determine percolation rate correction factor, S_B based on design (see Section 6 INF-1)	S_b = 2.5
2-4. Calculate combined safety factor, $S = S_A \times S_b$	S = 6.25
2-5. Calculate the design percolation rate (in/hr), $P_{design} = P_{measured}/S$	P_{design} = 0.8 in/hr
Step 3: Calculate the surface area	
3-1. Enter required drain time(hours,72 hrs max.), t	t = 72 hrs
3-2. Calculate max. depth of runoff that can be infiltrated within the t (ft), $d_{max} = P_{design}\ t/12$	d_{max} = 4.8 ft
3-3. For basins, select ponding depth (ft), d_p, such that $d_p \leq d_{max}$	d_p = 3.5 ft
3-4. For trenches, enter trench fill aggregate porosity, n_t	n_t = 0.40
3-5. For trenches, enter depth of trench fill (ft), d_t	d_t = 3.5 ft
3-5. For trenches, select ponding depth d_p such that $d_p \leq d_{max} - n_t d_t$	d_p= 2.0 ft
3-6. Enter the time to fill infiltration basin or trench with water (Use 2 hours for most designs), T	T = 2 hrs

3-7. Calculate infiltrating surface area for infiltration basin (ft²): $A_b = SQDV/((T\,P_{design}/12)+d_p)$ OR Calculate infiltrating surface area for infiltration trenches or aggregate- filled drywells (ft²): $A_t = SQDV/((T\,P_{design}/12)+n_t d_t+dp)$	A_b = —— ft² A_t = ft² 4,716
Step 4: Size the forebay (infiltration basins or trenches)	
If a separate pre-treatment unit is designed for the infiltration facility, skip to Step 5. If not, continue through 4-1 through 4-4.	
4-1. Calculate the volume of the forebay (ft³), $V_{forebay}$=0.25*SQDV	$V_{forebay}$= ft³
4-2. Determine forebay depth (ft), $d_{forebay}$	$d_{forebay}$= ft
4-3. Calculate forebay bottom surface area (ft²), $A_{forebay}=V_{forebay}/d_{forebay}$	$A_{forebay}$= ft²
4-4. Provide outlet pipe such that the forebay drains to the infiltration facility within 10 minutes.	
Step 5: Provide conveyance capacity for filter clogging	
5-1.The infiltration facility should be placed off-line, but an emergency overflow must still be provided in the event the filter becomes clogged. Design emergency overflow in accordance with applicable standards of the Ventura County Flood Control District or local jurisdiction.	SMALL LANDSCAPE AREAS ADJACENT TO BLDGS WILL PROVIDE PRE-TREATMENT. ALSO CONTECH VORTSENTRY HS MANHOLE WILL BE USED

StormTech SC-740 volume calculations.

Summary for Pond 9P: StormTech

Inflow Area =	522,720 sf,	70.83% Impervious,	Inflow Depth =	0.39"	for Oxnard BMP event
Inflow =	2.63 cfs @	9.99 hrs,	Volume=	16,992 cf	
Outflow =	0.16 cfs @	8.50 hrs,	Volume=	16,992 cf,	Atten= 94%, Lag= 0.0 min
Discarded =	0.16 cfs @	8.50 hrs,	Volume=	16,992 cf	
Primary =	0.00 cfs @	0.00 hrs,	Volume=	0 cf	

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 1.29' @ 17.05 hrs Surf.Area= 8,881 sf Storage= 7,624 cf

Plug-Flow detention time= 486.5 min calculated for 16,975 cf (100% of inflow)
Center-of-Mass det. time= 486.7 min (1,252.7 - 766.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	0.00'	7,786 cf	**68.00'W x 130.60'L x 3.50'H Field A**
			31,083 cf Overall - 11,617 cf Embedded = 19,466 cf x 40.0% Void
#2A	0.50'	11,617 cf	**ADS_StormTech SC-740** x 252 Inside #1
			Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf
			Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap
			Row Length Adjustment= +0.44' x 6.45 sf x 14 rows
		19,403 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	1.50'	**12.0" Vert. Orifice/Grate** C= 0.600
#2	Discarded	0.00'	**0.800 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.16 cfs @ 8.50 hrs HW=0.04' (Free Discharge)
└**2=Exfiltration** (Exfiltration Controls 0.16 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=0.00' (Free Discharge)
└**1=Orifice/Grate** (Controls 0.00 cfs)

Chamber Model = ADS_StormTech SC-740 (ADS StormTech® SC-740)
Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf
Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap
Row Length Adjustment= +0.44' x 6.45 sf x 14 rows

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

18 Chambers/Row x 7.12' Long +0.44' Row Adjustment = 128.60' Row Length +12.0" End Stone x 2 = 130.60' Base Length
14 Rows x 51.0" Wide + 6.0" Spacing x 13 + 12.0" Side Stone x 2 = 68.00' Base Width
6.0" Base + 30.0" Chamber Height + 6.0" Cover = 3.50' Field Height

252 Chambers x 45.9 cf +0.44' Row Adjustment x 6.45 sf x 14 Rows = 11,616.6 cf Chamber Storage

31,082.8 cf Field - 11,616.6 cf Chambers = 19,466.2 cf Stone x 40.0% Voids = 7,786.5 cf Stone Storage

Chamber Storage + Stone Storage = 19,403.1 cf = 0.445 af
Overall Storage Efficiency = 62.4%

252 Chambers
1,151.2 cy Field
721.0 cy Stone

Pre vs. Post project runoff for 10-year and 100-year

Assuming a Time of Concentration of 12 minutes.

Runoff from the existing site is estimated to be:

Q = CIA w/ Zone K

- Q10 = (0.90(11.39/12) + 0.62(0.61/12)) x 2.29 x 12 = 24.5 cfs
- Q100 = (0.90(11.39/12) + 0.62(0.61/12)) x 3.23 x 12 = 34.3 cfs

Runoff from the proposed site is estimated to be:

- Q10 = (0.90(9.2/12) + 0.62(2.8/12)) x 2.29 x 12 = 22.9 cfs
- Q100 = (0.90(9.2/12) + 0.62(2.8/12)) x 3.23 x 12 = 32.4 cfs

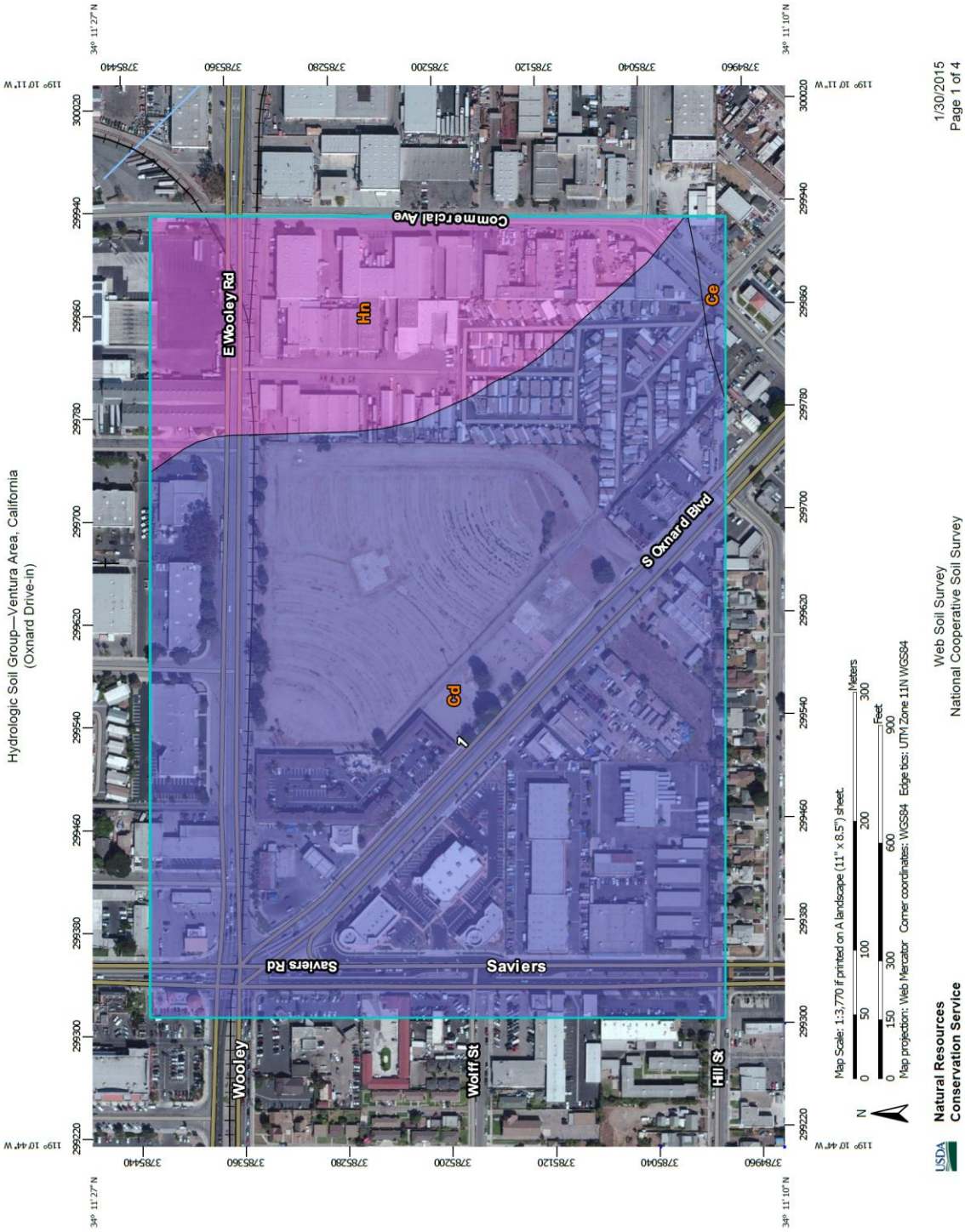
CONCLUSION

This project will maintain an Effective Impervious Area of 0.17% (the existing EIA is nearly 100%), will retain the Water Quality Design Storm volume on-site, and will provide an additional 2.8 acres of permeable landscape area over the existing site use thus reducing the runoff from the site during the 10-year through 100-year storm events.

Through the use of these measures, no flood control or water quality impacts are anticipated to occur from this project.

A preliminary drainage plan has been prepared and is attached.

HYDROLOGIC SOIL GROUP


Hydrologic Soil Group—Ventura Area, California
(Oxnard Drive-in)
Commercial Ave
E Wooley Rd
Hn
Ce
S Oxnard Blvd
Gd
1
Saviers Rd
Saviers
Wooley
Wolff St
Hill St
Map Scale: 1:3,770 if printed on A landscape (11" x 8.5") sheet.
Meters
Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84
Natural Resources
Conservation Service
Web Soil Survey
National Cooperative Soil Survey
1/30/2015
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Ventura Area, California
Survey Area Data: Version 8, Sep 25, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 5, 2010—Aug 31, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Ventura Area, California (CA674)				
Map unit symbol	**Map unit name**	**Rating**	**Acres in AOI**	**Percent of AOI**
Cd	Camarillo loam	B	54.6	79.4%
Ce	Camarillo loam, sandy substratum	B	0.6	0.8%
Hn	Hueneme sandy loam	A	13.6	19.8%
Totals for Area of Interest			**68.8**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: *None Specified*

Tie-break Rule: Higher

PERCOLATION TEST

Earth Systems
Southern California

1731-A Walter Street
Ventura, CA 93003
(805) 642-6727
Fax (805) 642-1325

July 14, 2015

Project No.: VT-25097-01
Report No.: 15-7-27

Jan Hochhauser
Hochhauser Blatter Architecture and Planning
122 East Arrellaga Street
Santa Barbara, California 93101

Project: Proposed Multi-Family Housing Development
1250 Oxnard Boulevard
Oxnard, California
Subject: Infiltration Testing Test Results

The purpose of this report is to present the results of infiltration testing at the site of a proposed multi-family housing development located at 1250 Oxnard Boulevard in Oxnard, California. When our testing was performed, the site was an abandoned drive-in movie theater. The majority of the ground surface was paved with asphalt; however, native weeds and trash were present. While the site generally slopes gently to the southwest, the site is graded with three to four foot swales to facilitate the former movie theater. There is also a large fill area to the south where the outdoor movie screen was located. The sole purpose of testing was to determine an approximate infiltration rate for the near-surface soils at the site. The tests described below were performed in general accordance with the Ventura County Stormwater Management Technical Guidance Manual.

Infiltration Testing

On June 26, 2015, five 7-inch diameter borings were drilled with a truck mounted drill rig to depths ranging from approximately 2 to 11.5 feet below the existing ground surface. Boring B-1 was drilled to a depth of 11.5 feet in order to locate the current groundwater level beneath the site. The remaining four shallow borings (IT-1 through IT-4) were used for percolation testing.

At the time of our investigation, groundwater was encountered in Boring B-1 at a depth of approximately 10 feet. The historical high groundwater beneath the site as shown on the attached Historical High Groundwater Map. Interpretation of that map indicates that the historical shallowest groundwater has been approximately 8 feet below the ground surface near the subject site. The locations of the test holes are shown on an attached site plan and logs of the soils encountered are presented on attached boring logs.

In the infiltration test holes, a few inches of clean fine gravel were placed in the bottoms of the boreholes before fitting them with slotted 2-inch diameter pipe. The annuli between the pipes and the borehole walls were backfilled with clean fine gravel. The test holes were partially filled with water, which drained away quickly. The holes were then refilled several times with water, and the water was allowed to drain away.

On June 29, 2015, infiltration tests were performed by filling the holes with a few feet of water and recording the fall in the water surface in intervals ranging from 1 to 15 minutes depending on the rate of fall in the given percolation test hole. The test holes were refilled (a minimum of 14 times) with water as needed and the tests continued. The tests were run for approximately 1 to 3 hours until a fairly uniform test rate was achieved. The test data are attached to this report.

Infiltration Rate

The data were reduced by measuring "percolation" rates and converting those rates to "infiltration" rates based on formulas developed by the County of Los Angeles in accordance with USBR methods. The minimum infiltration rates determined ranged from 5 inches per hour (3.5×10^{-3} cm/sec) for test hole IT-2 to 57 inches per hour (4.0×10^{-2} cm/sec) for test hole IT-3.

The tests were conducted with clear water under ideal conditions, which may not be the case with stormwater. Hence, a factor of safety should be applied to the infiltration rate.

We have appreciated the opportunity to be of service to you on this project. Please call if you have any questions, or when we can be of further service.

Respectfully submitted,
Earth Systems Southern California

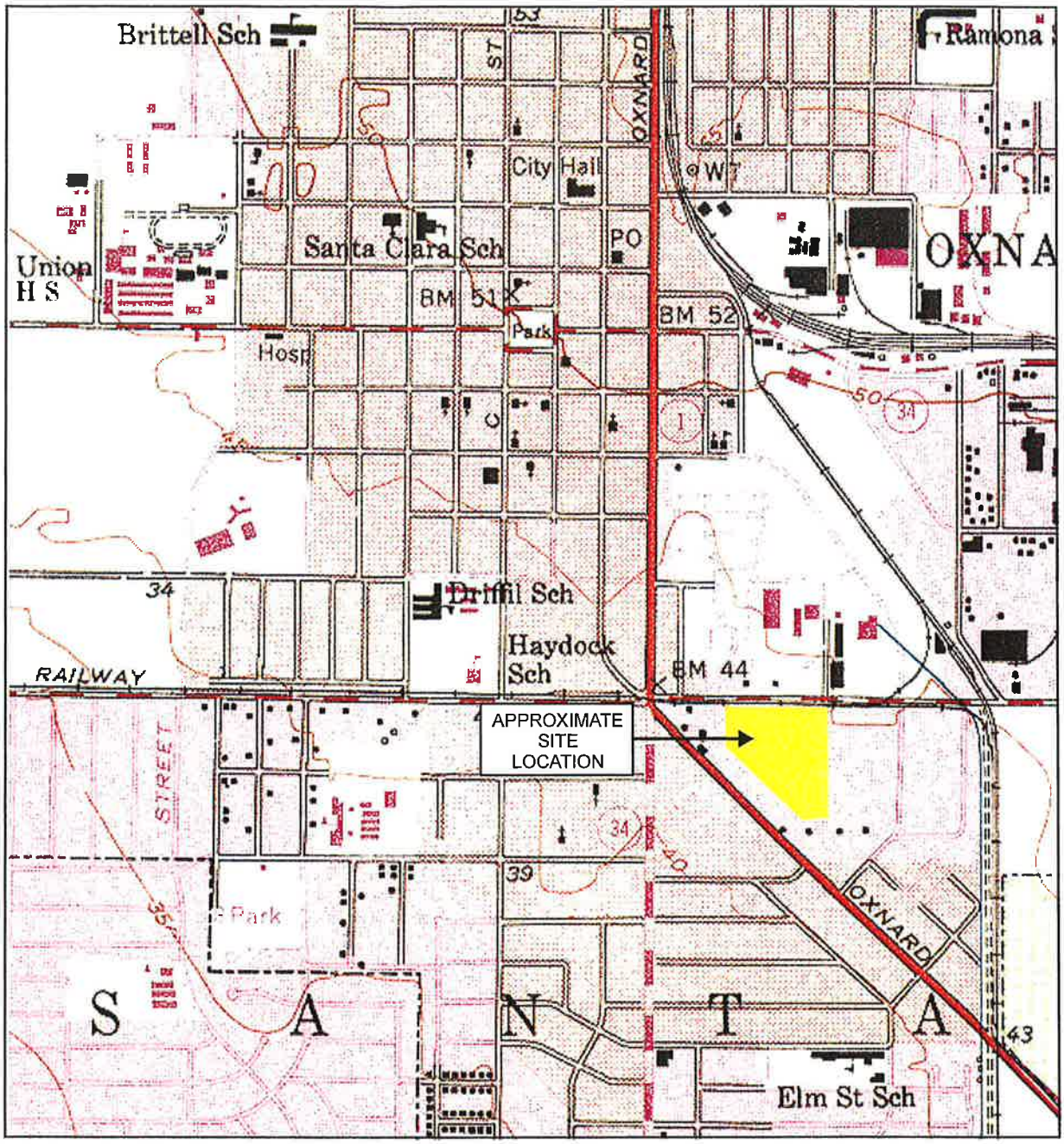
REGISTERED PROFESSIONAL ENGINEER
ANTHONY P. MAZZEI
GE 2823
Exp. 6-30-17
GEOTECHNICAL
STATE OF CALIFORNIA

7/14/15

Anthony P. Mazzei
Geotechnical Engineer 2823

Attachments: Vicinity Map
Historical High Groundwater Map
Site Plan
Boring Logs
Infiltration Test Data Sheets

Copies: 3 - Hochhauser Blatter Architecture and Planning (2 via mail, 1 via e-mail)
1 - Project File

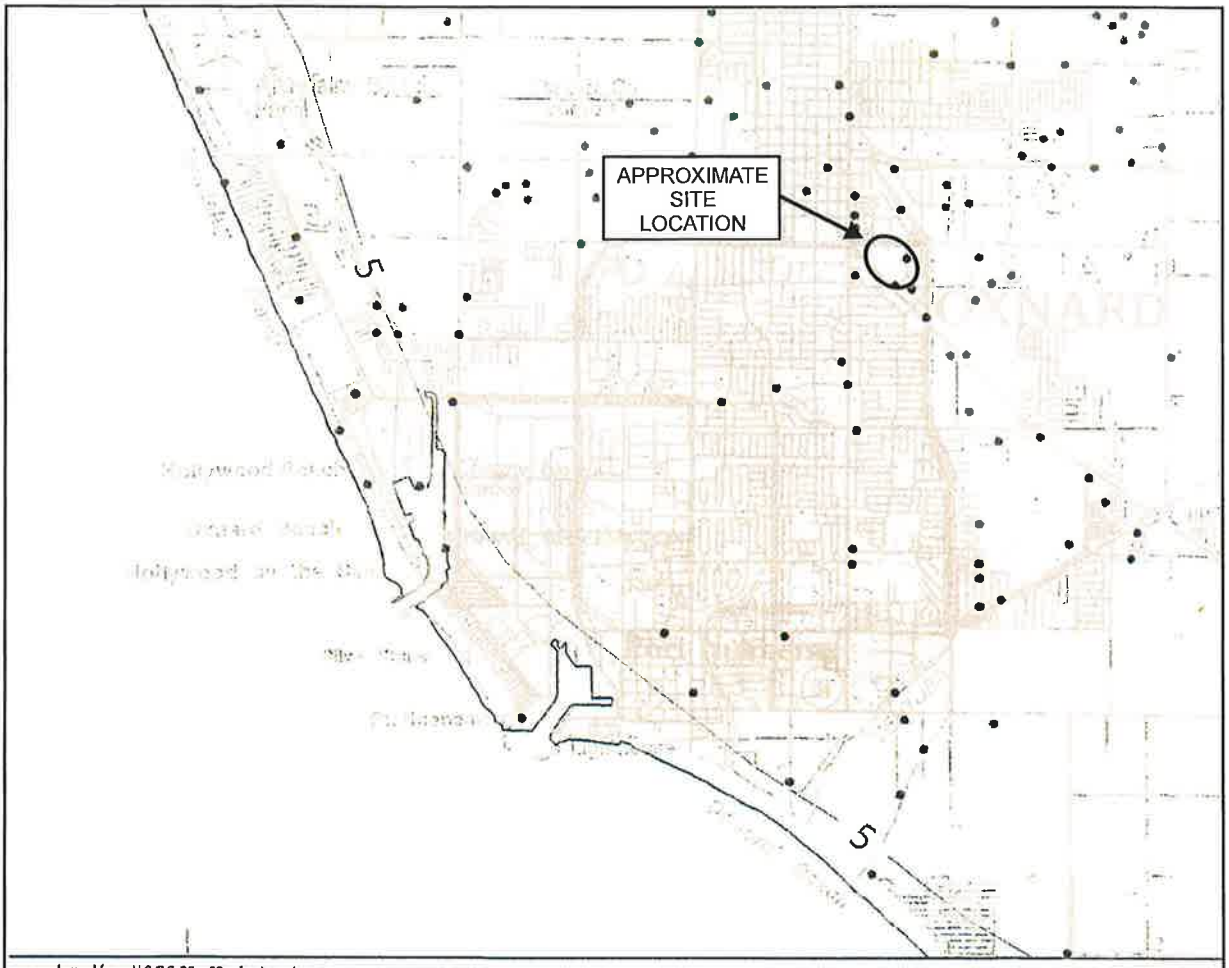


VICINITY MAP

1250 Oxnard Boulevard
Oxnard, California

Earth Systems
Southern California

July 2015	VT-25097-01



map enlarged from U.S.G.S. 30 x 60-minute series

OXNARD QUADRANGLE

SCALE

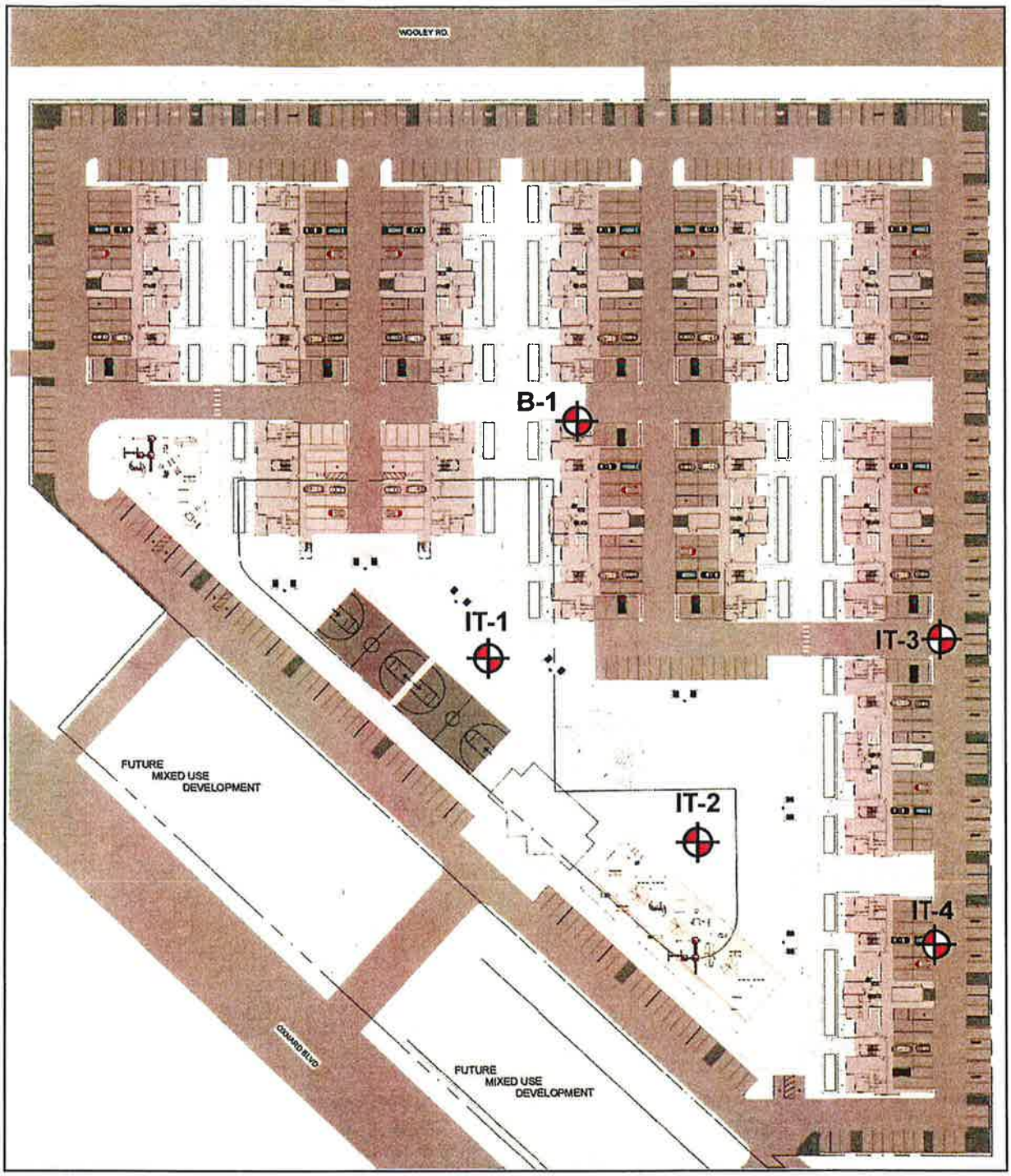
30 Depth to ground water in feet

• Borehole Site

1.2 Depth to historically highest groundwater and borehole locations, Oxnard 7.5-minute quadrangle, California

N

HISTORICAL HIGH GROUNDWATER MAP	
1250 Oxnard Boulevard Oxnard, California	
Earth Systems Southern California	
July 2015	VT-25097-01



N

Approximate Boring Location

Scale

0 50 100

SITE PLAN

1250 Oxnard Boulevard
Oxnard, California

Earth Systems
Southern California

July 2015	VT-25097-01

Earth Systems Southern California
1731-A Walter Street, Ventura, California 93003
PHONE: (805) 642-6727 FAX: (805) 642-1325

BORING NO: B-1
PROJECT NAME: 1250 Oxnard Boulevard
PROJECT NUMBER: VT-25097-01
BORING LOCATION: Per Plan

DRILLING DATE: June 29, 2015
DRILLING METHOD: 7.0" Hollow Stem Auger
DRILL: Mobile B-61
LOGGED BY: SC

Vertical Depth	Sample Type: Bulk	Sample Type: SPT	Sample Type: Mod. Calif.	PENETRATION RESISTANCE (BLOWS/6")	SYMBOL	USCS CLASS	UNIT DRY WT. (pcf)	MOISTURE CONTENT (%)	DESCRIPTION OF UNITS
0									Asphalt: 1.5", Base Material: 0.0"
						SM			**ALLUVIUM:** Medium brown silty sand; loose to medium dense; moist.
				3/5/6					
						SP			**ALLUVIUM:** Yellowish brown sand; fine grained; medium dense; dry to damp.
5				4/7/7		SP			With scattered gravel.
				4/7/10		SP			**ALLUVIUM:** Yellowish brown sand; fine to medium grained; scattered gravel; medium dense; damp to moist.
10				5/8/9		SP	▼		**ALLUVIUM:** Gray sand; fine to medium grained with abundant gravel; medium dense; wet.
									Total Depth: 11.5 feet.
									Groundwater Depth: 10.0 feet.
15									
20									

Note: The stratification lines shown represent the approximate boundaries between soil and/or rock types and the transitions may be gradual.

Earth Systems Southern California
1731-A Walter Street, Ventura, California 93003
PHONE: (805) 642-6727 FAX: (805) 642-1325

BORING NO: IT-1
PROJECT NAME: 1250 Oxnard Boulevard
PROJECT NUMBER: VT-25097-01
BORING LOCATION: Per Plan

DRILLING DATE: June 29, 2015
DRILLING METHOD: 7.0" Hollow Stem Auger
DRILL: Mobile B-61
LOGGED BY: SC

Vertical Depth	Sample Type: Bulk	Sample Type: SPT	Sample Type: Mod. Calif.	PENETRATION RESISTANCE (BLOWS/6")	SYMBOL	USCS CLASS	UNIT DRY WT. (pcf)	MOISTURE CONTENT (%)	DESCRIPTION OF UNITS
0						SM			Asphalt: 1.5", Base Material: 0.0" **ALLUVIUM:** Medium brown silty sand; loose to medium dense; moist.
						SP			**ALLUVIUM:** Yellowish brown sand; fine grained; medium dense; dry to damp.
									Total Depth: 3.0 feet. No Groundwater Encountered. Installed 3.0' of 2.0" diameter .020 slotted PVC pipe with gravel pack
5									
10									
15									
20									

Note: The stratification lines shown represent the approximate boundaries between soil and/or rock types and the transitions may be gradual.

Earth Systems Southern California
1731-A Walter Street, Ventura, California 93003
PHONE: (805) 642-6727 FAX: (805) 642-1325

BORING NO: IT-2
PROJECT NAME: 1250 Oxnard Boulevard
PROJECT NUMBER: VT-25097-01
BORING LOCATION: Per Plan

DRILLING DATE: June 29, 2015
DRILLING METHOD: 7.0" Hollow Stem Auger
DRILL: Mobile B-61
LOGGED BY: SC

Vertical Depth	Sample Type: Bulk	Sample Type: SPT	Sample Type: Mod. Calif.	PENETRATION RESISTANCE (BLOWS/6")	SYMBOL	USCS CLASS	UNIT DRY WT. (pcf)	MOISTURE CONTENT (%)	DESCRIPTION OF UNITS
0						SM			Asphalt: 1.5", Base Material: 0.0" **ALLUVIUM:** Medium brown silty sand; loose to medium dense; moist.
									Total Depth: 2.0 feet. No Groundwater Encountered. Installed 2.0' of 2.0" diameter .020 slotted PVC pipe with gravel pack
5									
10									
15									
20									

Note: The stratification lines shown represent the approximate boundaries between soil and/or rock types and the transitions may be gradual.

Earth Systems Southern California
1731-A Walter Street, Ventura, California 93003
PHONE: (805) 642-6727 FAX: (805) 642-1325

BORING NO: IT-3
PROJECT NAME: 1250 Oxnard Boulevard
PROJECT NUMBER: VT-25097-01
BORING LOCATION: Per Plan

DRILLING DATE: June 29, 2015
DRILLING METHOD: 7.0" Hollow Stem Auger
DRILL: Mobile B-61
LOGGED BY: SC

Vertical Depth	Sample Type: Bulk	Sample Type: SPT	Sample Type: Mod. Calif.	PENETRATION RESISTANCE (BLOWS/6")	SYMBOL	USCS CLASS	UNIT DRY WT. (pcf)	MOISTURE CONTENT (%)	DESCRIPTION OF UNITS
0						SM			Asphalt: 1.5", Base Material: 0.0"
						SP			**ALLUVIUM:** Medium brown silty sand; medium dense; moist.
									0.5-2.0' ALLUVIUM: Yellowish brown fine grained sand; medium dense; moist.
									Total Depth: 2.0 feet.
									No Groundwater Encountered.
									Installed 2.0' of 2.0" diameter .020 slotted PVC pipe with gravel pack.
5									
10									
15									
20									

Note: The stratification lines shown represent the approximate boundaries between soil and/or rock types and the transitions may be gradual.

Earth Systems Southern California
1731-A Walter Street, Ventura, California 93003
PHONE: (805) 642-6727 FAX: (805) 642-1325

BORING NO: IT-4
PROJECT NAME: 1250 Oxnard Boulevard
PROJECT NUMBER: VT-25097-01
BORING LOCATION: Per Plan

DRILLING DATE: June 29, 2015
DRILLING METHOD: 7.0" Hollow Stem Auger
DRILL: Mobile B-61
LOGGED BY: SC

Vertical Depth	Sample Type: Bulk	Sample Type: SPT	Sample Type: Mod. Calif.	PENETRATION RESISTANCE (BLOWS/6")	SYMBOL	USCS CLASS	UNIT DRY WT. (pcf)	MOISTURE CONTENT (%)	DESCRIPTION OF UNITS
0									Asphalt: 1.5", Base Material: 0.0"
						SM			**ALLUVIUM:** Medium brown silty sand; loose to medium dense; moist.
						SP			**ALLUVIUM:** Yellowish brown sand; fine to medium grained; abundant gravel to 2.0"diameter; medium dense; dry to damp.
									Total Depth: 3.0 feet.
									No Groundwater Encountered.
5									Installed 3.0' of 2.0" diameter .020 slotted PVC pipe with gravel pack.
10									
15									
20									

Note: The stratification lines shown represent the approximate boundaries between soil and/or rock types and the transitions may be gradual.

Infiltration Testing

Test Through Zone Near Bottom of Infiltration Device

Infiltration Testing Field Data

Date: 6/29/2015

Project Location:	1250 Oxnard Boulevard	Job Number:	VT-25097-01
Earth Description:	See Log	Tested By:	SC
Field Test in Boring	IT-1	Start Time:	10:28 AM
Boring Diameter (inches):	7	Total Pipe Length (feet):	3.06
Boring Depth (feet):	3.06	Pipe Stick-Up (inches):	0.2

Time of Day, t (hh:mm)	Delta Time, Δt (min.)	Delta Time, Δt (hr.)	Top of Pipe to Water, (ft.)	Water Depth, d (in.)	Water Depth, d (ft.)	Drop in Water Height, Δd (in.)	Drop in Water Height, Δd (ft.)	Perc Rate, (in/hr)	Corr. Factor, RF	Infilt. Rate (in/hr)
10:28		-	1.21	22.2	1.85					
10:32	4.0	0.07	2.49	6.8	0.57	15.36	1.28	230.40	5.15	44.75
10:32			2.49	6.8	0.57					
10:34	2.0	0.03	2.78	3.4	0.28	3.48	0.29	104.40	2.46	42.49
10:34			2.78	3.4	0.28					
10:36	2.0	0.03	3.02	0.5	0.04	2.88	0.24	86.40	1.55	55.79
10:37			1.15	22.9	1.91					
10:41	4.0	0.07	2.30	9.1	0.76	13.80	1.15	207.00	5.58	37.12
10:41			2.30	9.1	0.76					
10:45	4.0	0.07	2.88	2.2	0.18	6.96	0.58	104.40	2.61	39.98
10:46			1.22	22.1	1.84					
10:50	4.0	0.07	2.36	8.4	0.70	13.68	1.14	205.20	5.35	38.32
10:50			2.36	8.4	0.70					
10:54	4.0	0.07	2.90	1.9	0.16	6.48	0.54	97.20	2.47	39.28
10:55			1.23	22.0	1.83					
10:59	4.0	0.07	2.34	8.6	0.72	13.32	1.11	199.80	5.37	37.20
10:59			2.34	8.6	0.7					
11:03	4.0	0.07	2.86	2.4	0.20	6.24	0.52	93.60	2.58	36.32
11:04			1.17	22.7	1.89					
11:08	4.0	0.07	2.26	9.6	0.80	13.08	1.09	196.20	5.61	34.96
11:08			2.26	9.6	0.8					
11:12	4.0	0.07	2.85	2.5	0.21	7.08	0.59	106.20	2.73	38.88
11:13			1.16	22.8	1.90					
11:17	4.0	0.07	2.25	9.7	0.81	13.08	1.09	196.20	5.65	34.75
11:17			2.25	9.7	0.8					
11:21	4.0	0.07	2.79	3.2	0.27	6.48	0.54	97.20	2.85	34.09
11:22			1.20	22.3	1.86					
11:26	4.0	0.07	2.34	8.6	0.72	13.68	1.14	205.20	5.42	37.84
11:26			2.34	8.6	0.72					
11:30	4.0	0.07	2.86	2.4	0.20	6.24	0.52	93.60	2.58	36.32
11:31			1.19	22.4	1.87					
11:35	4.0	0.07	2.31	9.0	0.75	13.44	1.12	201.60	5.49	36.71
11:35			2.31	9.0	0.8					
11:39	4.0	0.07	2.82	2.9	0.24	6.12	0.51	91.80	2.70	34.04

Infiltration Testing

Test Through Zone Near Bottom of Infiltration Device

Infiltration Testing Field Data

Date: 6/29/2015

Project Location:	1250 Oxnard Boulevard	Job Number:	VT-25097-01
Earth Description:	See Log	Tested By:	SC
Field Test in Boring	IT-2	Start Time:	12:21PM
Boring Diameter (inches):	7.0	Total Pipe Length (feet):	2.0
Boring Depth (feet):	2.0	Pipe Stick-Up (inches):	0.0

Time of Day, t (hh:mm)	Delta Time, Δt (min.)	Delta Time, Δt (hr.)	Top of Pipe to Water, (ft.)	Water Depth, d (in.)	Water Depth, d (ft.)	Drop in Water Height, Δd (in.)	Drop in Water Height, Δd (ft.)	Perc Rate, (in/hr)	Corr. Factor, RF	Infilt. Rate (in/hr)
12:21		-	0.60	16.8	1.40					
12:31	10.0	0.17	1.05	11.4	0.95	5.40	0.45	32.40	5.03	6.44
12:31			1.05	11.4	0.95					
12:41	10.0	0.17	1.35	7.8	0.65	3.60	0.30	21.60	3.74	5.77
12:41			1.35	7.8	0.65					
12:51	10.0	0.17	1.60	4.8	0.40	3.00	0.25	18.00	2.80	6.43
12:51			1.60	4.8	0.40					
13:01	10.0	0.17	1.97	0.4	0.03	4.44	0.37	26.64	1.74	15.34
13:02			0.60	16.8	1.40					
13:17	15.0	0.25	1.15	10.2	0.85	6.60	0.55	26.40	4.86	5.44
13:17			1.15	10.2	0.85					
13:32	15.0	0.25	1.50	6.0	0.50	4.20	0.35	16.80	3.31	5.07
13:32			1.50	6.0	0.50					
13:47	15.0	0.25	1.95	0.6	0.05	5.40	0.45	21.60	1.94	11.12
13:47			0.60	16.8	1.40					
14:02	15.0	0.25	1.10	10.8	0.90	6.00	0.50	24.00	4.94	4.86
14:02			1.10	10.8	0.9					
14:17	15.0	0.25	1.44	6.7	0.56	4.08	0.34	16.32	3.50	4.66
14:17			1.44	6.7	0.56					
14:32	15.0	0.25	1.81	2.3	0.19	4.44	0.37	17.76	2.29	7.77
14:32			0.60	16.8	1.4					
14:47	15.0	0.25	1.07	11.2	0.93	5.64	0.47	22.56	4.99	4.52
14:47			1.07	11.2	0.93					
15:02	15.0	0.25	1.41	7.1	0.59	4.08	0.34	16.32	3.61	4.53
15:02			1.41	7.1	0.6					
15:17	15.0	0.25	1.73	3.2	0.27	3.84	0.32	15.36	2.47	6.21
15:17			1.73	3.2	0.27					
15:32	15.0	0.25	2.00	0.0	0.00	3.24	0.27	12.96	1.46	8.86

Infiltration Testing

Test Through Zone Near Bottom of Infiltration Device

Infiltration Testing Field Data

Date: 6/29/2015

Project Location:	1250 Oxnard Boulevard	Job Number:	VT-25097-01
Earth Description:	See Log	Tested By:	SC
Field Test in Boring	IT-3	Start Time:	12:44PM
Boring Diameter (inches):	7.0	Total Pipe Length (feet):	2.0
Boring Depth (feet):	2.0	Pipe Stick-Up (inches):	0.0

Time of Day, t (hh:mm)	Delta Time, Δt (min.)	Delta Time, Δt (hr.)	Top of Pipe to Water, (ft.)	Water Depth, d (in.)	Water Depth, d (ft.)	Drop in Water Height, Δd (in.)	Drop in Water Height, Δd (ft.)	Perc Rate, (in/hr)	Corr. Factor, RF	Infilt. Rate (in/hr)
12:44		-	0.60	16.8	1.40					
12:45	1.0	0.02	1.41	7.1	0.59	9.72	0.81	583.20	4.41	132.20
12:45			1.41	7.1	0.59					
12:46	1.0	0.02	1.72	3.4	0.28	3.72	0.31	223.20	2.49	89.59
12:46			1.72	3.4	0.28					
12:47	1.0	0.02	1.96	0.5	0.04	2.88	0.24	172.80	1.55	111.59
12:54			0.60	16.8	1.40					
12:55	1.0	0.02	1.35	7.8	0.65	9.00	0.75	540.00	4.51	119.62
12:55			1.35	7.8	0.65					
12:56	1.0	0.02	1.68	3.8	0.32	3.96	0.33	237.60	2.66	89.23
12:56			1.68	3.8	0.32					
12:57	1.0	0.02	1.98	0.2	0.02	3.60	0.30	216.00	1.58	136.46
13:05			0.60	16.8	1.40					
13:06	1.0	0.02	1.40	7.2	0.60	9.60	0.80	576.00	4.43	130.06
13:06			1.40	7.2	0.60					
13:07	1.0	0.02	1.72	3.4	0.28	3.84	0.32	230.40	2.51	91.85
13:07			1.72	3.4	0.3					
13:08	1.0	0.02	2.00	0.0	0.00	3.36	0.28	201.60	1.48	136.22
13:10			0.60	16.8	1.40					
13:11	1.0	0.02	1.29	8.5	0.71	8.28	0.69	496.80	4.62	107.60
13:11			1.29	8.5	0.7					
13:12	1.0	0.02	1.60	4.8	0.40	3.72	0.31	223.20	2.90	76.89
13:12			1.60	4.8	0.40					
13:13	1.0	0.02	1.90	1.2	0.10	3.60	0.30	216.00	1.86	116.31
13:20			0.60	16.8	1.4					
13:21	1.0	0.02	1.28	8.6	0.72	8.16	0.68	489.60	4.63	105.65
13:21			1.28	8.6	0.72					
13:22	1.0	0.02	1.55	5.4	0.45	3.24	0.27	194.40	3.01	64.68
13:22			1.55	5.4	0.45					
13:23	1.0	0.02	1.94	0.7	0.06	4.68	0.39	280.80	1.87	149.82
13:24			0.60	16.8	1.40					
13:25	1.0	0.02	1.22	9.4	0.78	7.44	0.62	446.40	4.74	94.23
13:25			1.22	9.4	0.8					
13:26	1.0	0.02	1.48	6.2	0.52	3.12	0.26	187.20	3.23	57.98
13:26			1.48	6.2	0.52					
13:27	1.0	0.02	1.72	3.4	0.28	2.88	0.24	172.80	2.37	72.87
13:27			1.72	3.4	0.3					
13:28	1.0	0.02	2.00	0.0	0.00	3.36	0.28	201.60	1.48	136.22
13:36			0.60	16.8	1.40					
13:37	1.0	0.02	1.24	9.1	0.76	7.68	0.64	460.80	4.70	97.98
13:37			1.24	9.1	0.8					
13:38	1.0	0.02	1.49	6.1	0.51	3.00	0.25	180.00	3.18	56.65
13:38			1.49	6.1	0.51					
13:39	1.0	0.02	1.73	3.2	0.27	2.88	0.24	172.80	2.34	73.94

Infiltration Testing

Test Through Zone Near Bottom of Infiltration Device

Infiltration Testing Field Data

Date: 6/29/2015

Project Location:	1250 Oxnard Boulevard	Job Number:	VT-25097-01
Earth Description:	See Log	Tested By:	SC
Field Test in Boring	IT-4	Start Time:	2:07PM
Boring Diameter (inches):	7.0	Total Pipe Length (feet):	3.0
Boring Depth (feet):	3.0	Pipe Stick-Up (inches):	0.0

Time of Day, t (hh:mm)	Delta Time, Δt (min.)	Delta Time, Δt (hr.)	Top of Pipe to Water, (ft.)	Water Depth, d (in.)	Water Depth, d (ft.)	Drop in Water Height, Δd (in.)	Drop in Water Height, Δd (ft.)	Perc Rate, (in/hr)	Corr. Factor, RF	Infilt. Rate (in/hr)
14:07		-	0.60	28.8	2.40					
14:08	1.0	0.02	1.55	17.4	1.45	11.40	0.95	684.00	7.60	90.00
14:08			1.55	17.4	1.45					
14:09	1.0	0.02	1.95	12.6	1.05	4.80	0.40	288.00	5.29	54.49
14:09			1.95	12.6	1.05					
14:10	1.0	0.02	2.19	9.7	0.81	2.88	0.24	172.80	4.19	41.26
14:10			2.19	9.7	0.81					
14:11	1.0	0.02	2.65	4.2	0.35	5.52	0.46	331.20	2.99	110.82
14:11			2.65	4.2	0.35					
14:12	1.0	0.02	2.87	1.6	0.13	2.64	0.22	158.40	1.82	86.90
14:21			0.60	28.8	2.40					
14:22	1.0	0.02	1.51	17.9	1.49	10.92	0.91	655.20	7.67	85.44
14:22			1.51	17.9	1.49					
14:23	1.0	0.02	1.89	13.3	1.11	4.56	0.38	273.60	5.46	50.14
14:23			1.89	13.3	1.11					
14:24	1.0	0.02	2.11	10.7	0.89	2.64	0.22	158.40	4.43	35.77
14:24			2.11	10.7	0.9					
14:25	1.0	0.02	2.48	6.2	0.52	4.44	0.37	266.40	3.42	77.96
14:25			2.48	6.2	0.52					
14:26	1.0	0.02	2.81	2.3	0.19	3.96	0.33	237.60	2.22	107.16
14:36			0.60	28.8	2.4					
14:37	1.0	0.02	1.53	17.6	1.47	11.16	0.93	669.60	7.63	87.71
14:37			1.53	17.6	1.47					
14:38	1.0	0.02	1.91	13.1	1.09	4.56	0.38	273.60	5.39	50.77
14:38			1.91	13.1	1.1					
14:39	1.0	0.02	2.12	10.6	0.88	2.52	0.21	151.20	4.38	34.54
14:39			2.12	10.6	0.88					
14:40	1.0	0.02	2.43	6.8	0.57	3.72	0.31	223.20	3.49	64.03
14:40			2.43	6.8	0.57					
14:41	1.0	0.02	2.73	3.2	0.27	3.60	0.30	216.00	2.44	88.52
14:41			2.73	3.2	0.27					
14:42	1.0	0.02	2.90	1.2	0.10	2.04	0.17	122.40	1.63	74.90
14:51			0.60	28.8	2.4					
14:52	1.0	0.02	1.42	19.0	1.58	9.84	0.82	590.40	7.82	75.47
14:52			1.42	19.0	1.58					
14:53	1.0	0.02	1.83	1.8	0.15	17.13	1.43	1027.80	3.97	258.89
14:53			1.83	14.0	1.2					
14:54	1.0	0.02	2.08	11.0	0.92	3.00	0.25	180.00	4.58	39.28
14:54			2.08	11.0	0.92					
14:55	1.0	0.02	2.32	8.2	0.68	2.88	0.24	172.80	3.74	46.17
14:55			2.32	8.2	0.7					
14:56	1.0	0.02	2.65	4.2	0.35	3.96	0.33	237.60	2.77	85.91
14:56			2.65	4.2	0.35					
14:57	1.0	0.02	2.82	2.2	0.18	2.04	0.17	122.40	1.91	64.13

PRELIMINARY DRAINAGE PLAN

LEGEND

PERMEABLE PAVEMENT

SUBSURFACE INFILTRATION AREA

PROPOSED IMPROVEMENTS

1. REMOVE EXISTING DRIVEWAY AND REPLACE WITH MATCHING SIDEWALK PER CITY OF OXNARD PLATES 112 & 113.
2. REMOVE EXISTING DRIVEWAY.
3. CONSTRUCT 8" P.V.C. SEWER LINE AT 0.4% SLOPE PER CITY OF OXNARD PLATES 40 THRU 53.
4. CONSTRUCT SEWER MANHOLE PER CITY OF OXNARD PLATE 400.
5. CONSTRUCT SEWER CLEANOUT CITY OF OXNARD PLATE 407.
6. CONSTRUCT 8" PVC WATER LINE PER CITY OF OXNARD STDS.
7. CONSTRUCT FIRE HYDRANT PER CITY OF OXNARD PLATE 300.
8. CONSTRUCT P.C. CONC. CROSS GUTTER PER DETAIL ON SHEET 3.
9. CONSTRUCT PRECAST CONC. CATCH BASIN W/TRAFFIC GRATE.
10. CONSTRUCT 12" TYPE S (SMOOTH BORE) HDPE STORM DRAIN.
11. CONSTRUCT STANDARD STORM DRAIN MANHOLE CITY OF OXNARD PLATE 513.
12. CONSTRUCT PRECAST CONC. CATCH BASIN W/PARKWAY GRATE PER DETAIL 4 ON SHEET 3.
13. CONSTRUCT 6" SEWER LATERAL PER CITY OF OXNARD PLATE 405.
14. CONSTRUCT PERMEABLE PAVERS ON GRAVEL BASE PER DETAIL ON SHEET 3.
15. CONSTRUCT EMERGENCY FIRE ACCESS DRIVEWAY.
16. CONSTRUCT ADS STORMTECH CHAMBER INFILTRATION SYSTEM PER DETAIL ON SHEET 3.
17. CONSTRUCT COMMERCIAL DRIVEWAY PER CITY OF OXNARD PLATE 116 (SEE PLAN FOR WIDTH).
18. CONSTRUCT CURB RAMP (CASE A – TYPE 4) PER PLATE 110.
19. CONSTRUCT CURB RAMP (CASE D – TYPE 2) PER PLATE 110.
20. CONSTRUCT 5' WIDE P.C. CONC. SIDEWALK.
21. UNDERGROUND EXISTING OVERHEAD UTILITY LINES.
22. CONSTRUCT MASONRY WALL/FENCE AT PROPERTY LINE.

REFERENCES:
DRAWING FILE: 0442PGDP.DWG
DATA FILE:
PROJECT FILE:
VIEW NAME:
XREF NAME(S):

NO.	DATE	REVISION	APPD.

DIGALERT — DIAL TOLL FREE 1-800-227-2600 AT LEAST TWO DAYS BEFORE YOU DIG — UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ATTENTION: ALL UNDERGROUND UTILITIES AND SUB-STRUCTURES SHOWN HEREON WERE OB-TAINED FROM THE BEST AVAILABLE SOURCES AND ARE PRESUMED TO BE TO BE ACCURATE AND COMPLETE, BUT SINCE THE INFORMATION WAS OBTAINED FROM OTHERS, MAC DESIGN ASSOCIATES CANNOT GUARANTEE SAID INFORMATION AS BEING ACCURATE AND COMPLETE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY, LOCATE AND PROTECT ALL UTILITIES AND SUBSTRUCTURES SHOWN OR NOT SHOWN.

MAC Design Associates
CIVIL ENGINEERING * LAND PLANNING * BRIDGE DESIGN
1933 CLIFF DRIVE, SUITE 6, SANTA BARBARA, CALIF. 93109 (805) 957-4748

DESIGN DWW CHECKED
DRAWN TLA
DALE W. WEBER DATE: 1-20-16
PROJECT ENGINEER
R.C.E. 53753 (EXP. 6-30-17)

REGISTERED PROFESSIONAL ENGINEER — DALE W. WEBER — No. 53753 — EXPIRES 06-30-17 — CIVIL — STATE OF CALIFORNIA
DATE SIGNED

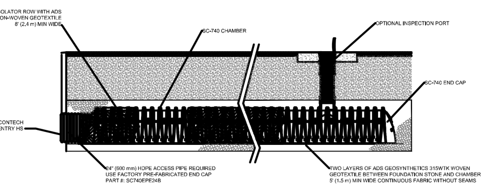
CITY OF OXNARD, CALIFORNIA
REVIEWED BY:
DATE
FOR

PRELIMINARY GRADING AND DRAINAGE PLAN

OXNARD DRIVE-IN
CITY OF OXNARD

SHEET 3 OF 5
OXNARD CITY FILE NO.

0442PGDP.DWG 1/20/16 08:50:21 AM PDT



SC-740 ISOLATOR ROW DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
A. INSPECTION PORTS (IF PRESENT)
A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
B. ALL ISOLATOR ROWS
B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

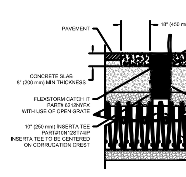
STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

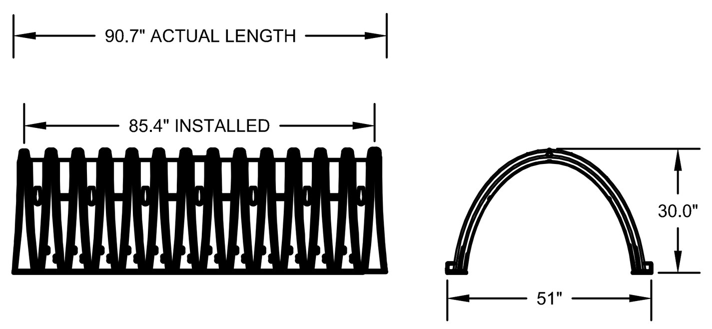
STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

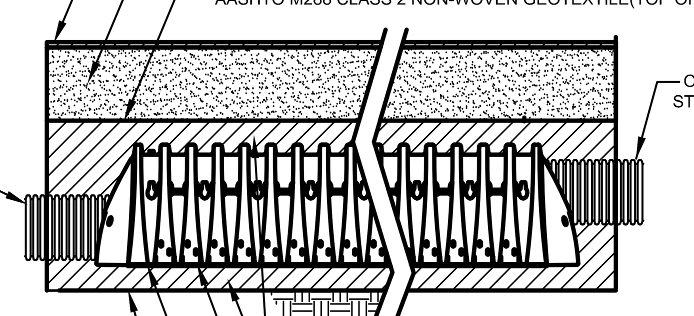


SC-740 INSPECTION PORT DETAIL
NTS



STORMTECH SC-740 CHAMBER

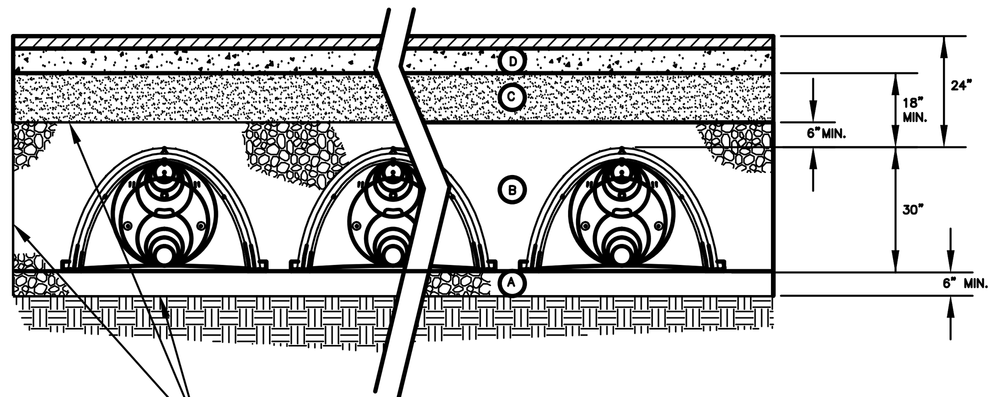
NOMINAL CHAMBER SPECIFICATIONS	
SIZE (W x H x INSTALLED LENGTH)	51.0" x 30.0" x 85.4"
CHAMBER STORAGE	45.9 CUBIC FEET
MINIMUM INSTALLED STORAGE	74.9 CUBIC FEET
WEIGHT	75 LBS.

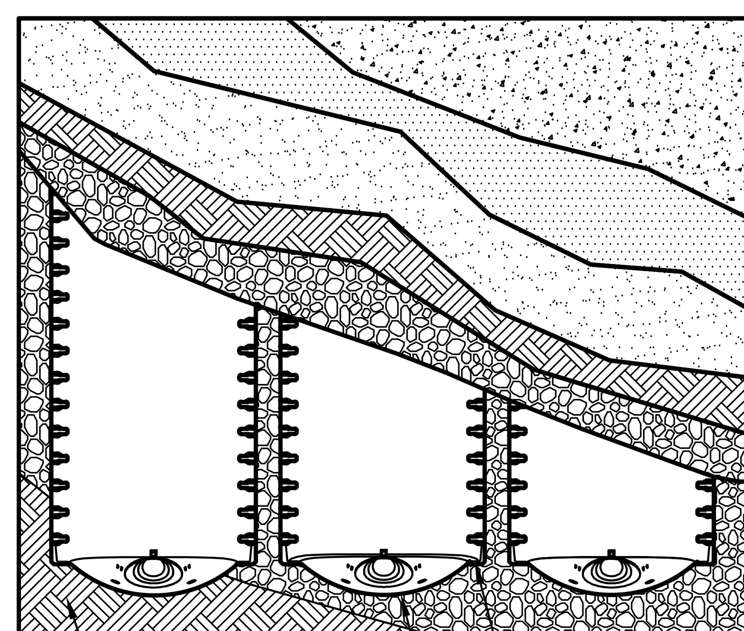


STORMTECH SC-740 CHAMBER SYSTEM
INLET OUTLET DETAIL
NOT TO SCALE

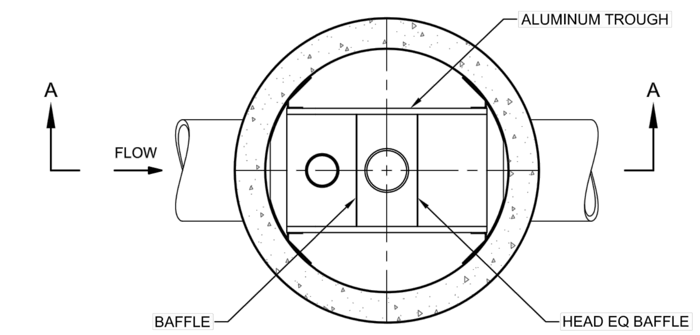
ACCEPTABLE FILL MATERIALS
STORMTECH SC-310 AND SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION	AASHTO M145 DESIGNATION	COMPACTION/DENSITY REQUIREMENT
(D) FILL MATERIAL FROM 18" TO GRADE ABOVE CHAMBERS	ANY SOIL/ROCK MATERIALS, NATIVE SOILS OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
(C) FILL MATERIAL FOR 6" TO 18" ELEVATION ABOVE CHAMBERS (24" FOR UNPAVED INSTALLATIONS)	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	A-1 A-2 A-3	COMPACT IN 6" LIFTS TO A MINIMUM 95% STANDARD PROCTOR DENSITY. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 LBS. DYNAMIC FORCE NOT TO EXCEED 20,000 LBS.
(B) EMBEDMENT STONE SURROUNDING AND TO A 6" ELEVATION ABOVE CHAMBERS	WASHED ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN ¾ - 2 INCH	3, 357, 4, 467, 5, 56, 57	N/A	NO COMPACTION REQUIRED
(A) FOUNDATION STONE BELOW CHAMBERS	WASHED ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN ¾ - 2 INCH	3, 357, 4, 467, 5, 56, 57	N/A	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY

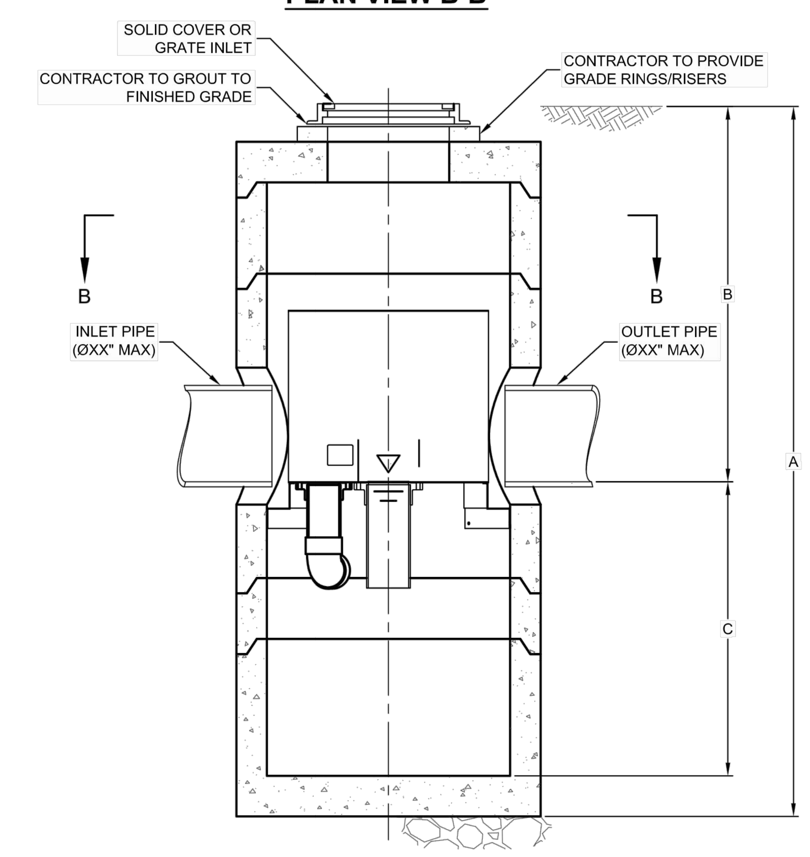




STORMTECH SC-740 CHAMBER SYSTEM
PLAN VIEW DETAIL
NOT TO SCALE



PLAN VIEW B-B



SECTION A-A

VortSentry®

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 6,991,114; 7,296,692; RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

I:\STORMWATER\COMMOPS\26 VORTSENTRY HS\40 STANDARD DRAWINGS\DWG\VSHS-DTL.DWG 5/16/2014 4:31 PM

VORTSENTRY HS DESIGN NOTES

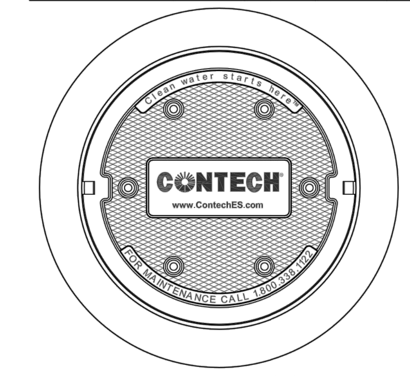
VSHS RATED TREATMENT CAPACITY IS SHOWN IN THE TABLE BELOW, OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY VARIES. CONTACT YOUR CONTECH REPRESENTATIVE FOR ADITIONAL INFORMATION.

THE STANDARD SOLID COVER CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW.

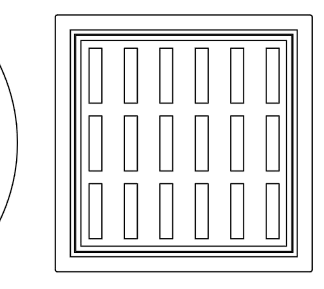
	CONFIGURATION OPTION DESCRIPTION
	GRATE INLET (NO INLET PIPE)
	GRATE INLET WITH INLET PIPE

VORTSENTRY HS GENERAL INFORMATION

Model	Manhole Diameter (ID)		Total Treatment Flow Rate		Typical Total Distance Rim to Outside Bottom A		Typical Distance Rim to Invert B		Typical Depth Below Invert (inside) C		Approximate Minimum Distance Rim to Invert		Maximum Pipe Diameter (ID)	
	FT	mm	CFS	L/S	FT	m	FT	m	FT	mm	FT	m	IN	mm
HS36	3	900	0.55	15.6	10.16	3.10	4.08	1.24	5.58	1702	3.00	0.91	18	450
HS48	4	1200	1.20	34.0	13.25	4.04	6.00	1.83	6.75	2057	4.00	1.22	24	600
HS60	5	1500	2.20	62.3	15.13	4.61	6.50	1.98	7.96	2426	4.82	1.47	30	750
HS72	6	1800	3.70	104.8	16.56	5.05	6.75	2.06	9.15	2788	5.59	1.70	36	900
HS84	7	2100	5.60	158.6	18.85	5.75	7.75	2.36	10.35	3156	5.00	1.52	42	1050
HS96	8	2400	8.10	229.4	20.87	6.36	8.50	2.59	11.54	3518	6.91	2.11	48	1200



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



FRAME AND GRATE
(24" SQUARE)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

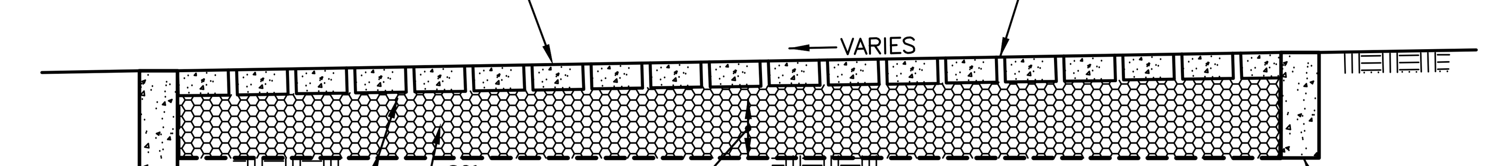
STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS)			*
PEAK FLOW RATE (CFS)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*
NOTES/SPECIAL REQUIREMENTS:			
* PER ENGINEER OF RECORD			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. VORTSENTRY HS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.

INSTALLATION NOTES
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE VORTSENTRY HS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH® ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

VORTSENTRY HS
STANDARD DETAIL



(2/~) PERMEABLE PVMT. SECTION
SCALE: 1"=2'

0442PGDP.DWG 10/09/15 08:50:21 AM PDT

REFERENCES:
DRAWING FILE: 0442PGDP.DWG
DATA FILE:
PROJECT FILE:
VIEW NAME:
XREF NAME(S):

NO.	DATE	REVISION	APPD.

DIG ALERT — DIAL TOLL FREE 1-800-227-2600 AT LEAST TWO DAYS BEFORE YOU DIG — UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ATTENTION:
ALL UNDERGROUND UTILITIES AND SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM THE BEST AVAILABLE SOURCES AND ARE PRESUMED TO BE TO BE ACCURATE AND COMPLETE, BUT SINCE THE INFORMATION WAS OBTAINED FROM OTHERS, THE OFFICE OF MAC DESIGN ASSOCIATES CANNOT GUARANTEE SAID INFORMATION AS BEING ACCURATE AND COMPLETE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY, LOCATE AND PROTECT ALL UTILITIES AND SUBSTRUCTURES SHOWN OR NOT SHOWN.

MAC Design Associates
CIVIL ENGINEERING * LAND PLANNING * BRIDGE DESIGN
1933 CLIFF DRIVE, SUITE 6, SANTA BARBARA, CALIF. 93109 (805) 957-4748

DESIGN DWW CHECKED
DRAWN TLA
DALE W. WEBER DATE: 10-09-15
PROJECT ENGINEER
R.C.E. 53753 (EXP. 6-30-17)

CITY OF OXNARD, CALIFORNIA
REVIEWED BY:
DATE
FOR

DETAILS
·
OXNARD DRIVE-IN
CITY OF OXNARD

SHEET
5 OF 5
OXNARD CITY FILE
NO.

City of Oxnard

Wooley Road Residential Development

Noise Study

October 2015

Revised March 2016

rincon

Environmental Scientists Planners Engineers

NOISE STUDY

WOOLEY ROAD RESIDENTIAL DEVELOPMENT

Prepared for:

Jan R. Hochhauser
Hochhauser Blatter Architecture and Planning
122 East Arrellaga Street
Santa Barbara, California 93101

Prepared by:

Rincon Consultants, Inc.
180 North Ashwood Avenue
Ventura, California 93003

October 2015

Revised
March 2016

This report prepared on 50% recycled paper with 50% post-consumer content

Wooley Road Residential Development

Noise Study

Table of Contents

Page

Project Description 1

Setting 1
- Overview of Sound Measurement 1
- Project Site Setting 2
- Regulatory Setting 4

Impact Analysis 6
- Methodology and Significance Thresholds 6
  - On-Site Exterior Noise Environment 6
  - On-Site Interior Noise Environment 7

References 11

Appendix A: Sound Level Measurement Data

Appendix B: HUD DNL Noise Calculation Sheets

Appendix C: Department Of Transportation U.S. Dot Crossing Inventory Form

This page intentionally left blank.

This study is an analysis of potential long-term noise exposure for the proposed Wooley Road Residential Development (project) located in Oxnard, California in Ventura County. The purpose of this study is to characterize existing sound levels on the project site associated with nearby roadway traffic and freight train traffic on the adjacent Ventura County Railroad (VCRR) and to analyze the associated potential long-term noise impacts on future residential development on the project site.

The report has been prepared by Rincon Consultants, Inc. under contract to Hochhauser Blatter Architecture and Planning.

PROJECT DESCRIPTION

The project site is located on an approximately 11-acre parcel located at 318-498 E Wooley Road in the City of Oxnard. See Figure 1 for project location. The site is identified by Assessor's Parcel Number (APN) 204-0-020-260. The project site is currently an undeveloped, graded lot on which a residential development is proposed. The proposed development involves a three-story multi-family housing consisting of 240 different sized units. Outdoor recreational facilities are also proposed on the southern and western portions of the project site.

SETTING

Overview of Sound Measurement

Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound pressure levels to be consistent with that of human hearing response, which is most sensitive to frequencies around 4,000 Hertz (about the highest note on a piano) and less sensitive to low frequencies (below 100 Hertz).

Sound pressure level is measured on a logarithmic scale with the 0 dB level based on the lowest detectable sound pressure level that people can perceive (an audible sound that is not zero sound pressure level). Based on the logarithmic scale, a doubling of sound energy is equivalent to an increase of 3 dBA, and a sound that is 10 dBA less than the ambient sound level has no effect on ambient noise. Because of the nature of the human ear, a sound must be about 10 dBA greater than the reference sound to be judged as twice as loud. In general, a 3 dBA change in community noise levels is noticeable, while 1-2 dB changes generally are not perceived. Quiet suburban areas typically have noise levels in the range of 40-50 dBA, while arterial streets are in the 50-60+ dBA range. Normal conversational levels are in the 60-65 dBA range, and ambient noise levels greater than 65 dBA can interrupt conversations.

Noise levels typically attenuate (or drop off) at a rate of 6 dBA per doubling of distance from point sources (such as industrial machinery). Noise from lightly traveled roads typically attenuates at a rate of about 4.5 dBA per doubling of distance. Noise from heavily traveled roads typically attenuates at about 3 dBA per doubling of distance. Noise levels may also be reduced by intervening structures; generally, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dBA, while a solid wall or berm reduces

noise levels by 5 to 10 dBA. The manner in which older homes in California were constructed (approximately 30 years old or older) generally provides a reduction of exterior-to-interior noise levels of about 20 to 25 dBA with closed windows. Standard new residential construction typically provides approximately 15 dBA of noise reduction from exterior noise sources with windows partially open, and approximately 25 dBA of noise reduction with windows kept closed (Department of Transportation, May 2006).

In addition to the actual instantaneous measurement of sound levels, the duration of sound is important since sounds that occur over a long period of time are more likely to be an annoyance or cause direct physical damage or environmental stress. One of the most frequently used noise metrics that considers both duration and sound power level is the equivalent noise level (Leq). The Leq is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time (essentially, the average noise level). Typically, Leq is summed over a one-hour period (Leq[hr]). For other time periods, the duration is shown in brackets; for example, a 30-minute Leq would be shown as Leq[30]. Lmax is the highest RMS (root mean squared) sound pressure level within the measurement period, and Lmin is the lowest RMS sound pressure level within the measurement period.

The time period in which noise occurs is also important since noise that occurs at night tends to be more disturbing than that which occurs during the day. Community noise is usually measured using Day-Night Average Level (DNL), which is the 24-hour average noise level with a 10-dBA penalty for noise occurring during nighttime (10 p.m. to 7 a.m.) hours, or Community Noise Equivalent Level (CNEL), which is the 24-hour average noise level with a 5 dBA penalty for noise occurring from 7 p.m. to 10 p.m. and a 10 dBA penalty for noise occurring from 10 p.m. to 7 a.m. Noise levels described by DNL and CNEL usually do not differ by more than 1 dBA.

Project Site Setting

The project site is located on an approximately 11-acre parcel (APN 204-0-020-260) located at 318-498 E Wooley Road in the City of Oxnard. The project site is currently an undeveloped, graded lot on which a residential development is proposed.

The project site is bounded to the north by the Ventura County Railroad (VCRR), a short-line railroad located in Southwest Ventura County. Wooley Road runs along the north side of the VCRR on the northern boundary of the site. S. Oxnard Boulevard is approximately 200 feet southwest of the project site, separated from the project site by vacant land and a hotel. Wooley Road and Oxnard Boulevard intersect to the northwest of the project site. Land uses to the east include a mobile home park and industrial facilities. The project site is sparsely vegetated with palm trees, eucalyptus trees, and pine trees along the property boundary lines. There are no existing sources of noise on the project site, as the site is currently undeveloped.

Noise levels in the project vicinity are primarily due to railway traffic and vehicle traffic. Noise due to railway traffic is characterized by sporadic high volume events. Motor vehicle noise is characterized by a high number of individual events, which often create a sustained noise level.

While these sources of noise are different in nature, they both substantially contribute to the overall ambient noise environment in the project area.

The centerline of the VCRR alignment is located approximately 30 feet to the north of the property line. Existing train traffic includes only freight trains that pass by the project site approximately two times during the day (between 6:00 a.m. and 6:00 p.m.) and one time during the night (between 6:00 p.m. and 6:00 a.m.) (Department of Transportation, 2006). The VCRR extends over 17 miles and transports automobiles, paper, petroleum and wood pulp in the industrial areas of south of Oxnard, the Port of Hueneme and the U.S. Naval Base Ventura County.

Automobiles, motorcycles, medium trucks, and heavy trucks along Wooley Road and Oxnard Boulevard are clearly audible from the project site. According to the City of Oxnard General Plan EIR, Wooley Road has an Average Daily Traffic (ADT) count of 15,400 vehicles and Oxnard has an ADT count of 18,300 vehicles (2008). Even though both roadways have generally similar levels of traffic, residential units would be positioned closer to Wooley Road, resulting in higher noise exposure from traffic along this roadway. Additionally, the posted traffic speed along Wooley Road is 40 miles per hour (mph) while the posted traffic speed along the segment of Oxnard Boulevard is 30 miles per hour. Weather conditions during the traffic survey included temperatures ranging from 75 to 78 degrees Fahrenheit with no wind.

Other noise sources are audible at the project site, but do not substantially contribute to the overall ambient noise. These secondary noise sources include industrial facilities adjacent to the east side of the project site and across Wooley Road, north of the site. East of the project site, on Industrial Avenue, 13 parcels are zoned for industrial use. Northeast of the project site is a food processing plant (hours of operation are 7 a.m. to 8 p.m. on Monday through Friday and 7 a.m. to 5 a.m. on Saturdays) and north of the site are two industrial facilities. Noise associated with machinery used at these facilities was occasionally audible on the project site during Rincon's field review.

To determine existing exterior sound levels on the project site, one 24-hour and two 15-minute sound level measurements were taken on the project site using an ANSI Type II integrating sound level meter. The 24-hour sound level measurement was taken from 9:00 a.m. on October 8, 2015 to 9:00 a.m. on October 9, 2015. The two 15-minute sound level measurements were taken between 8:25 a.m. and 9:00 a.m. on October 12, 2015. These acoustical measurements provide existing exterior sound levels for the border and interior of the project site during the daytime and nighttime periods. Measurement Location 1, a 24-hour measurement that included normal weekday train pass-bys, was located on the northeastern portion of the project site and corresponds with the residential unit that would be nearest to Wooley Road and the industrial facilities. Measurement Location 2, a 15-minute measurement, was located in the center of project site, and corresponds with the residential units that would be most buffered by surrounding noise sources. Measurement location 3, a 15-minute measurement, was located on the southwestern portion of the site and corresponds to where the recreational facilities would be located. No train pass-bys occurred during the 15-minute measurements; therefore, these measurements are only characteristic of nearby roadway noise and not railway noise. Figure 2 depicts the sound level measurement locations and Table 1 identifies the measured sound levels.

Table 1
On-site Sound Level Measurement Results

Measurement Location	Sample Time	Distance to VCCR	Distance to Wooley Road[1]	Distance to Oxnard Boulevard[1]	Leq (dBA)	Lmax (dBA)	Lmin (dBA)
1	24-hour	100 feet	140 feet	830 feet	70.0	99.6	58.1
2	Daytime	290	350 feet	520 feet	55.2	70.5	47.2
3	Daytime	460	500 feet	250 feet	54.6	65	46.0

Source: Field visit on October 8th, 9th, and 12th, 2015 using ANSI Type II Integrating sound level meter.
1. Distance from the approximate centerline of the corresponding roadway.
See Figure 2 for sound level measurement locations.
See Appendix for Ambient Noise Survey Data Sheets

Regulatory Setting

Plans and policies that pertain to noise and its effect on the surrounding environs are discussed below. These plans and policies include: (1) the City of Oxnard 2020 General Plan Noise Element, (2) the City of Oxnard Municipal Code, and (3) the State of California, Department of Environmental Health (CDEH), Office of Noise Control guidelines for noise and land use compatibility.

City of Oxnard 2020 General Plan Noise Element

Local government goals, objectives, and policies for noise control are established by the noise element of the General Plan and the passage of specific noise ordinances. The City of Oxnard has adopted a noise ordinance and also uses the Noise Element of the 2020 General Plan as the basis for the adoption and enforcement of noise standards. The goal of the 2020 General Plan is to create a quiet environment for the residents of Oxnard. The objectives and policies identified in the Noise Element of the General Plan regarding the noise environment that pertain to the proposed Project are as follows:

Objectives

1. Provide acceptable noise levels for residential and other noise-sensitive land uses consistent with State guidelines.
2. Protect noise sensitive uses from areas with high ambient noise levels.

Policies

1. The City should encourage land uses that are not noise sensitive in areas that are permanently committed to noise producing land uses, such as transportation corridors.
2. The City shall promote, where feasible, alternative sound attenuation measures other than the traditional wall barrier. These may include berms, a combination of berms and landscaping, or locating buildings away from the roadway or other noise source.
3. Proposed development projects shall not generate more noise than that classified as "satisfactory," as determined by the noise compatibility standards, on nearby property. Project applicants shall reduce or buffer the noise generated by their projects.
4. The City shall continue to enforce State Noise Insulation Standards for proposed projects in suspected high noise environments. The Planning Division shall notify prospective developers that, as a condition of permit issuance, they must comply with noise mitigation measures, which are designed by an acoustical engineer. No building permits will be issued without City staff approval of the acoustical report/design.

California Department of Environmental Health Land Use Compatibility Guidelines

The CDEH Office of Noise Control has produced recommended guidelines for mobile source noise and land use compatibility. The City of Oxnard uses these guidelines when assessing a project's noise compatibility with motor vehicle noise sources. The State requires that interior noise levels resulting from the intrusion of exterior noise be limited to not more than 45 dBA CNEL for residential units. State guidelines also state that residential land uses and other noise sensitive receptors generally should locate in areas where outdoor ambient noise levels do not exceed 65 to 70 dBA (CNEL or DNL).

City of Oxnard Municipal Code

The City of Oxnard has developed Sound Regulations (Article XI of the City Code), as described in the City Code, in order to:

1. Protect classes of land use from excessive sound as the City Council has determined that such excessive sound is detrimental to the public health, safety and welfare and contrary to the public interest, and to
2. Implement the noise standards established by the State for community noise exposure and to establish land uses compatible with various sound levels.

With respect to residential uses, the interior sound level may not exceed 45 dBA between the hours of 10:00 p.m. and 7:00 a.m. (nighttime hourly Leq) and 50 dBA between 7:00 a.m. and 10:00 p.m. (daytime hourly Leq) for a period of five or more minutes in any hour. Further, the allowable interior level plus 5 dBA cannot be exceeded for more than one minute in an hour and the allowable interior level plus 10 dBA cannot be exceeded for any period of time (Municipal Code Section 7-186).

The allowable exterior sound for residential uses may not exceed 55 dBA between 7:00 a.m. to 10:00 p.m. and 50 dBA between 10:00 p.m. and 7:00 a.m. However, if the ambient sound level

exceeds the allowable exterior sound level, the ambient sound level shall be the standard (Municipal Code Section 7-185).

It is important to note, however, that the City's Sound Ordinance does not apply to noise associated with roadway traffic as the Sound Ordinance cannot regulate roadway traffic levels.

IMPACT ANALYSIS

METHODOLOGY AND SIGNIFICANCE THRESHOLDS

As discussed above, sound levels associated with traffic along area roadways were measured using an ANSI Type II integrating sound level meter on October 8th, 9th, and 12th, 2015. Three sound level measurements were collected on the project site at three different locations (refer to Figure 2). In order to characterize the potential sound level associated with the nearby railway, a 24-hour measurement was collected on October 8th through October 9th. The other two measurements were taken during the daytime period (between 8:00 a.m. and 9:00 a.m.). Since no train pass-bys occurred during the 15-minute measurements, a separate Leq was calculated using 15-minute interval sound level data extracted from the 24-hour measurement.[1]
As indicated above, the State requires that interior noise levels resulting from the intrusion of exterior noise be limited to not more than 45 dBA CNEL for multi-family residential units. If future residential uses would be exposed to sound levels exceeding the State's standards, impacts would be considered significant.

On-Site Exterior Sound Environment

The proposed residences on the project site would be exposed to noise from roadway traffic and train traffic on the VCRR. Sound levels were calculated using the HUD DNL Calculator. The DNL Calculator estimate included noise from roadway traffic from Wooley Road and Oxnard Boulevard and the freight train traffic on the VCRR at the northern boundary line of the project site (30 feet from the centerline of the train tracks). The DNL at the northern boundary line was estimated at 74.7 dBA (see Appendix B). As described above, noise from non-point sources, such as roads and railways, typically attenuate at about 3 dBA per doubling of distance. Based on the DNL calculated at 30 feet from the VCRR, the 60 dBA DNL contour is approximately 830 feet from the VCRR. Therefore, the entire project site is subject to sound levels exceeding 60 dBA.

The 70 dBA contour is approximately 120 feet from Wooley Road and 80 feet from the VCRR. The closest residential units would be approximately 90 feet from Wooley Road and 50 feet from the VCRR. Therefore, the residential units closest to the northern property boundary would be exposed to sound levels exceeding 70 dBA DNL. High levels of noise exposure would be intermittent as individual trains pass the project site. The Leq associated with the train that passed-by the site was approximately 66.8 dBA. Noise associated with intermittent train passes would not substantially increase average noise levels on the project site, as the Leq associated with the train passing is less than the 24-hour measurement DNL of 70 dBA. Traffic on the

[1] Data used to calculate Leq associated with train noise consisted of the 15 minute interval where a train passed-by the project site, at approximately 7:30 p.m.

adjacent roadways would be a relatively continuous and primary source of noise on the project site.

Proposed outdoor recreational facilities on the project site would be located approximately 250 feet to 800 feet from northern property boundary. In the absence of any noise barriers, the recreational area 250 feet from the site boundary would be exposed to a sound level of approximately 65.5 dBA DNL. However, the proposed residential units to the north of the recreational area would act as a physical barrier to sound transmission, attenuating the noise exposure on the recreational area caused by traffic on Wooley Road and the VCRR.
Since the existing ambient sound level of 65.5 dBA DNL would be attenuated by surrounding buildings, exterior sound levels at the proposed onsite recreational area is expected to be less than 65 dBA LDN. Thus, noise level at proposed outdoor recreational facilities would be less than the 65-70 dBA (CNEL or DNL) maximum that State guidelines recommend for noise sensitive receptors.

On-Site Interior Sound Environment

Calculated sound levels on the project site were 74.7 dBA DNL at the boundary line. The entire project site is subject to sound exceeding 60 dBA DNL. Based on an estimated 25 dBA reduction due to exterior-to-interior attenuation associated with modern residential construction materials and techniques (FTA, May 2006), interior sound levels in residences located near the northern boundary could be up to about 50 dBA DNL with windows closed. While State guidelines are expressed as CNEL, the estimated interior sound level of 50 dBA DNL (which is a 24-hour average, as discussed above) would indicate that the State standards are likely to be exceeded, especially during individual high-volume events, such as train pass-bys on the VCRR. Therefore, the proposed residences are likely to be exposed to interior sound levels that would exceed the State's interior noise standard.

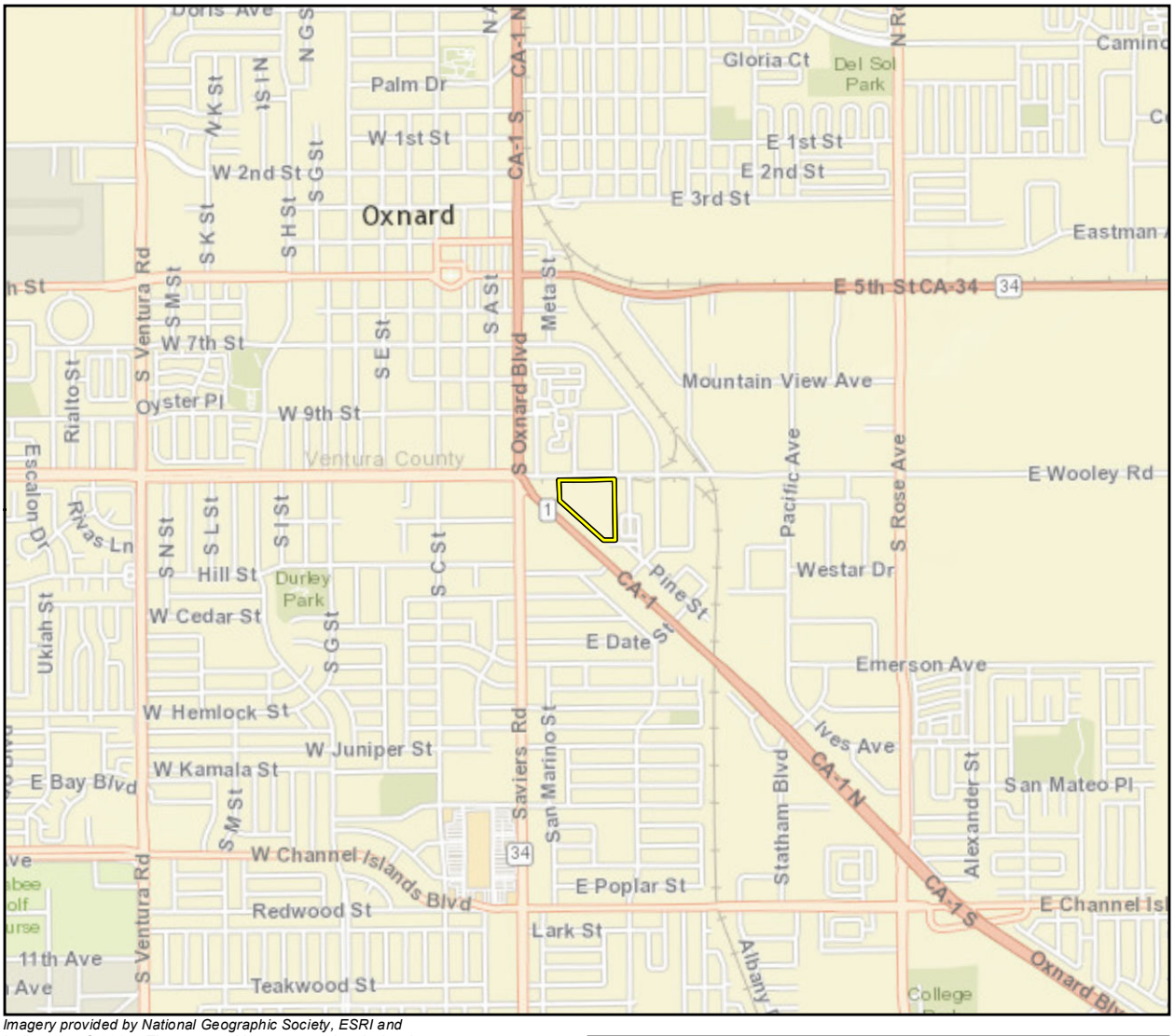
<u>Noise Reduction Measures</u>

Interior noise could be reduced through implementation of the following noise reduction measures:

- Include windows and exterior doors that have a minimum STC rating of 30 STC or higher.
- Include solid core exterior doors installed with weather stripping.
- Include exterior wall assemblies with an STC rating of 45 or higher. This can be accomplished using standard wall assemblies using 2 by 4 inch studs, batt insulation in the wall cavities, and a double-layer of half-inch drywall on each side, or using staggered 2 by 4 inch studs with 2 by 6 inch top and bottom plates and a single-layer of half-inch drywall on each side. (Other methods of achieving STC 45 in exterior wall assemblies can be found at http://inspectapedia.com/BestPractices/Sound_Control3.htm, http://www.stcratings.com/assemblies.html, and http://www.sae.edu/reference_material/pages/STC%20Chart.htm.)

Equip all structures with forced-air mechanical ventilation, as required by the California Building Code, to adequately ventilate the interior space of the units when windows are closed to control noise.The above noise reduction measures would be expected to achieve an exterior-

to-interior sound level reduction of up to 30 dBA. This reduction would result in interior sound levels below 45 CNEL with windows closed, reducing the likelihood that future residential units on the project site would be exposed to interior sound levels in excess of the City's daytime or nighttime interior noise standards.



Imagery provided by National Geographic Society, ESRI and its licensors © 2015. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

Project Location

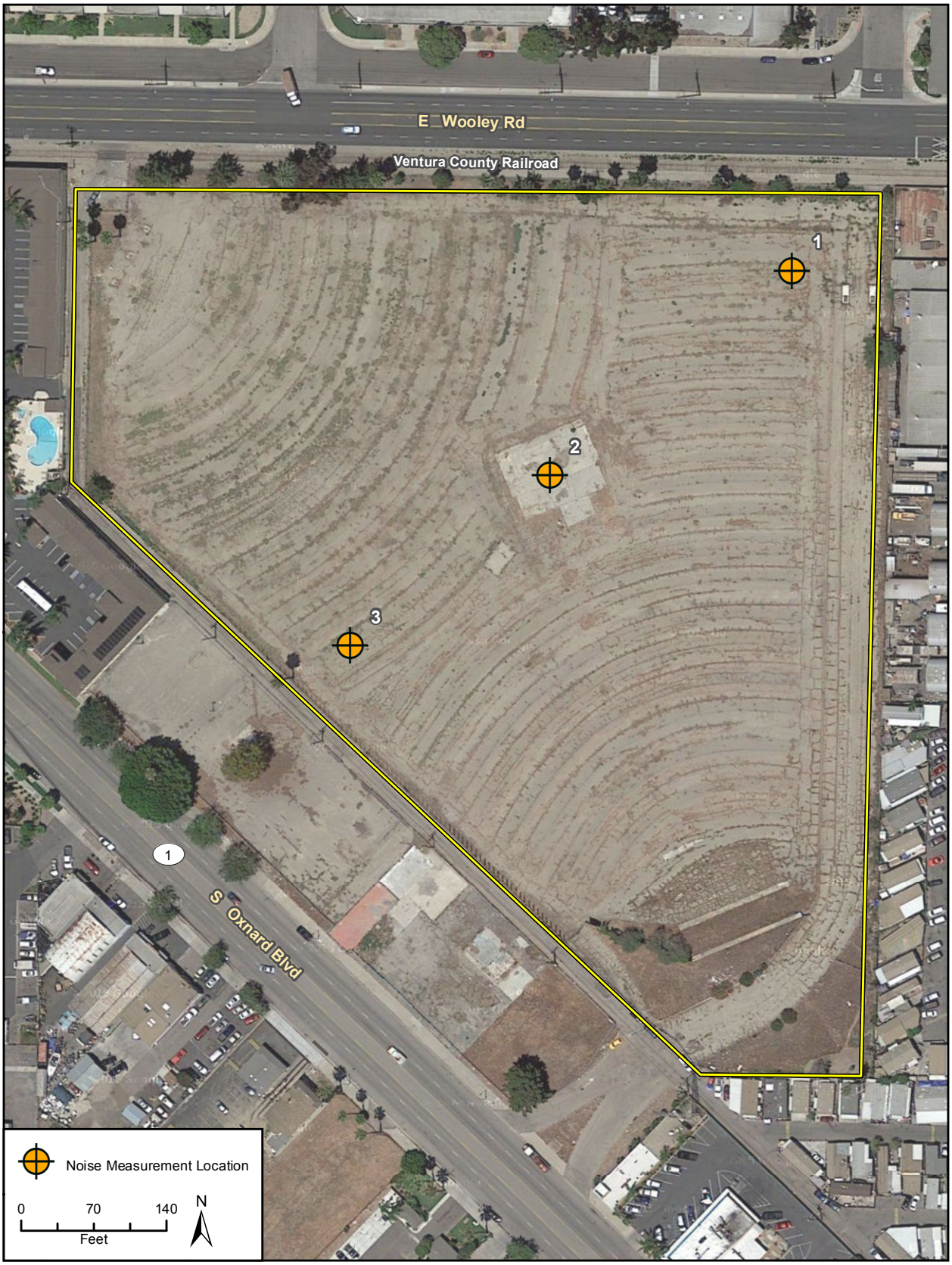
N

0 1,250 2,500

Feet

Project Location

Figure 1



Imagery provided by Google and its licensors © 2015.

Noise Measurement Locations

Figure 2

REFERENCES

California Administrative Code, Title 25, Chapter 1, Subchapter 1; Adopted February 22, 1974.

Department Of Transportation, Federal Railroad Administration, Office of Safety Analysis. *U.S. Dot Crossing Inventory Form.* September 2006.

Federal Transit Administration, Office of Planning and Environment. *Transit Noise and Vibration Impact Assessment*. May 2006.

Oxnard, City of. Demographics and Traffic Counts. May 2011. Available at: http://www.oxnardretail.com/demographics

Oxnard, City of. 2020 General Plan Update/EIR Traffic Circulation Study. April 2008.

Oxnard, City of. Municipal Code Section 7-185 and 7-186.

U.S. Department of Transportation, Federal Highway Administration. Traffic Noise Model version 2.5. April 2004.

Ventura County Railroad. 2015. *Overview.* Accessed on: October 16, 2015. Available at: http://www.gwrr.com/operations/railroads/north_america/ventura_county_railroad

Appendix A

Noise Measurement Data

Measurement 1- 24 Hour

- Freq Weight : A
- Time Weight : FAST
- Level Range : 60-120
- Max dB : 99.6 - 2015/10/15 09:00:00
- Level Range : 60-120
- SEL : 119.3
- Leq : 70.0
-

No.s	Date Time	(dB)				
1	2010/08/15 09:00:00	65.1	66.0	65.8	64.8	65.4
6	2010/08/15 09:00:05	62.2	60.9	61.4	62.1	60.3
11	2010/08/15 09:00:10	60.9	60.7	61.9	62.0	61.0
16	2010/08/15 09:00:15	61.0	58.2	56.3	53.8	52.8
21	2010/08/15 09:00:20	53.3	51.9	50.8	50.5	49.9
26	2010/08/15 09:00:25	49.9	49.8	50.3	49.7	49.9
31	2010/08/15 09:00:30	49.7	50.5	51.0	54.6	56.1
36	2010/08/15 09:00:35	55.0	54.6	55.2	53.2	53.3
41	2010/08/15 09:00:40	52.4	52.3	53.1	56.2	57.6
46	2010/08/15 09:00:45	58.5	60.5	59.5	59.7	59.5
51	2010/08/15 09:00:50	58.7	57.7	55.5	55.7	54.2
56	2010/08/15 09:00:55	56.0	57.7	59.1	59.7	60.1
61	2010/08/15 09:01:00	56.9	53.3	52.8	56.3	55.3
66	2010/08/15 09:01:05	57.7	62.0	63.5	66.6	66.2
71	2010/08/15 09:01:10	65.1	64.0	62.7	59.3	56.7
76	2010/08/15 09:01:15	54.5	53.7	53.3	52.0	51.8
81	2010/08/15 09:01:20	52.5	54.0	56.1	59.0	58.8
86	2010/08/15 09:01:25	59.7	55.8	52.7	51.7	51.7
91	2010/08/15 09:01:30	50.4	50.7	51.4	52.7	53.3
96	2010/08/15 09:01:35	56.9	57.2	59.1	61.1	61.7
101	2010/08/15 09:01:40	63.3	67.3	67.6	67.2	69.6
106	2010/08/15 09:01:45	68.7	66.9	64.6	65.0	63.4
111	2010/08/15 09:01:50	60.3	58.1	58.9	58.0	57.6
116	2010/08/15 09:01:55	54.3	52.6	51.6	51.1	50.2
121	2010/08/15 09:02:00	49.6	49.7	49.6	49.8	49.2
126	2010/08/15 09:02:05	49.0	49.4	49.2	49.6	49.5
131	2010/08/15 09:02:10	49.7	49.6	49.8	49.6	49.7
136	2010/08/15 09:02:15	50.4	50.3	49.6	49.6	49.8
141	2010/08/15 09:02:20	49.8	49.7	50.1	50.0	49.8
146	2010/08/15 09:02:25	50.0	50.1	50.2	50.6	53.5
151	2010/08/15 09:02:30	53.8	53.4	57.7	57.7	56.1
156	2010/08/15 09:02:35	56.8	60.6	60.7	58.5	59.6
161	2010/08/15 09:02:40	59.1	58.5	54.9	55.7	55.8
166	2010/08/15 09:02:45	58.0	61.6	63.0	63.6	62.3
171	2010/08/15 09:02:50	60.3	60.6	61.1	61.2	62.3
176	2010/08/15 09:02:55	61.7	61.6	62.2	59.8	59.2
181	2010/08/15 09:03:00	55.6	55.5	56.0	58.4	61.1
186	2010/08/15 09:03:05	62.6	63.7	63.5	61.1	60.1
191	2010/08/15 09:03:10	59.0	59.2	60.2	59.3	56.1
196	2010/08/15 09:03:15	52.4	52.2	52.3	52.1	51.9
201	2010/08/15 09:03:20	51.7	52.9	51.5	50.7	51.1
206	2010/08/15 09:03:25	51.5	53.0	53.0	56.7	59.9
211	2010/08/15 09:03:30	60.9	62.0	59.9	56.9	55.6
216	2010/08/15 09:03:35	54.1	57.3	57.9	58.6	57.0
221	2010/08/15 09:03:40	55.4	53.3	51.6	53.9	54.0
226	2010/08/15 09:03:45	53.6	53.0	53.2	51.1	50.2
231	2010/08/15 09:03:50	49.9	48.9	49.4	48.6	48.5
236	2010/08/15 09:03:55	47.9	48.3	48.7	48.8	49.8
241	2010/08/15 09:04:00	48.4	48.4	48.2	48.6	48.4
246	2010/08/15 09:04:05	54.1	48.7	49.2	48.7	48.6
251	2010/08/15 09:04:10	50.2	49.3	48.7	49.0	49.0
256	2010/08/15 09:04:15	51.8	51.6	50.4	52.7	58.6
261	2010/08/15 09:04:20	59.1	60.6	61.2	59.9	57.6
266	2010/08/15 09:04:25	55.4	54.0	53.7	55.2	58.8
271	2010/08/15 09:04:30	60.8	61.4	60.5	60.0	57.9
276	2010/08/15 09:04:35	60.2	62.3	62.5	59.9	57.9
281	2010/08/15 09:04:40	57.6	58.2	60.0	61.4	62.8
286	2010/08/15 09:04:45	62.5	60.0	60.2	61.9	61.4
291	2010/08/15 09:04:50	60.4	60.8	61.2	61.0	63.9
296	2010/08/15 09:04:55	63.9	66.4	69.5	68.6	66.5
301	2010/08/15 09:05:00	64.7	61.3	60.9	60.2	62.3
306	2010/08/15 09:05:05	59.3	59.9	57.0	56.9	57.4
311	2010/08/15 09:05:10	56.6	55.3	57.5	57.2	56.4
316	2010/08/15 09:05:15	55.1	57.5	59.0	61.8	60.3
321	2010/08/15 09:05:20	61.5	60.2	63.0	61.4	61.5
326	2010/08/15 09:05:25	59.6	61.5	64.0	61.2	60.7
331	2010/08/15 09:05:30	59.9	56.9	54.5	54.3	54.5
336	2010/08/15 09:05:35	54.2	56.3	57.5	59.7	62.0
341	2010/08/15 09:05:40	63.6	63.3	63.5	60.2	60.8
346	2010/08/15 09:05:45	59.7	59.7	58.6	57.2	56.1
351	2010/08/15 09:05:50	54.8	54.7	54.0	54.5	58.2
356	2010/08/15 09:05:55	56.1	54.6	53.1	51.3	50.4
361	2010/08/15 09:06:00	49.7	49.9	49.6	50.7	51.1
366	2010/08/15 09:06:05	50.4	51.5	55.4	57.9	56.2
371	2010/08/15 09:06:10	56.7	56.9	56.7	57.3	56.3
376	2010/08/15 09:06:15	55.5	54.6	54.4	55.1	55.2
381	2010/08/15 09:06:20	55.1	55.2	54.5	55.2	57.8
386	2010/08/15 09:06:25	60.4	63.0	63.7	62.6	60.3
391	2010/08/15 09:06:30	53.5	53.4	52.1	51.5	51.3
396	2010/08/15 09:06:35	52.5	55.4	57.9	57.3	56.7
401	2010/08/15 09:06:40	57.1	56.8	55.6	55.3	55.2
406	2010/08/15 09:06:45	55.6	57.7	60.6	61.8	61.6
411	2010/08/15 09:06:50	60.6	58.5	59.8	60.3	60.7
416	2010/08/15 09:06:55	59.6	60.0	61.0	58.6	58.1
421	2010/08/15 09:07:00	56.1	55.3	57.2	58.7	60.5

426	2010/08/15	09:07:05	58.9	56.8	53.7	53.1	51.6
431	2010/08/15	09:07:10	50.8	50.8	51.1	50.3	49.7
436	2010/08/15	09:07:15	49.8	49.9	49.9	49.8	49.9
441	2010/08/15	09:07:20	50.5	51.6	51.3	51.0	51.0
446	2010/08/15	09:07:25	50.8	50.8	51.6	52.9	52.5
451	2010/08/15	09:07:30	54.5	57.3	61.5	60.2	60.3
456	2010/08/15	09:07:35	61.3	61.8	61.5	61.8	62.1
461	2010/08/15	09:07:40	61.3	61.6	62.4	63.2	62.8
466	2010/08/15	09:07:45	62.7	62.8	63.1	62.0	62.4
471	2010/08/15	09:07:50	62.0	61.8	63.2	64.3	67.1
476	2010/08/15	09:07:55	65.5	66.9	66.5	60.3	60.6
481	2010/08/15	09:08:00	59.7	58.9	61.5	62.2	61.0
486	2010/08/15	09:08:05	59.7	57.3	58.2	58.7	62.4
491	2010/08/15	09:08:10	58.3	59.5	59.5	61.3	59.9
496	2010/08/15	09:08:15	55.9	54.5	54.5	53.6	52.0
501	2010/08/15	09:08:20	67.9	55.6	53.8	56.2	61.7
506	2010/08/15	09:08:25	63.3	64.6	63.1	64.4	64.0
511	2010/08/15	09:08:30	64.0	64.5	62.9	61.1	58.9
516	2010/08/15	09:08:35	56.8	54.8	53.0	52.6	51.5
521	2010/08/15	09:08:40	51.5	50.8	50.0	49.7	50.1
526	2010/08/15	09:08:45	50.4	52.9	55.2	60.1	57.4
531	2010/08/15	09:08:50	57.2	55.2	53.1	50.9	50.4
536	2010/08/15	09:08:55	51.0	50.7	51.0	52.2	51.2
541	2010/08/15	09:09:00	52.1	53.2	53.0	52.2	51.5
546	2010/08/15	09:09:05	51.0	50.7	51.1	51.6	54.5
551	2010/08/15	09:09:10	58.5	61.2	64.3	61.0	58.8
556	2010/08/15	09:09:15	61.3	61.5	65.5	67.4	66.9
561	2010/08/15	09:09:20	68.4	68.2	67.6	68.6	68.1
566	2010/08/15	09:09:25	65.7	59.8	59.0	60.3	63.0
571	2010/08/15	09:09:30	67.8	66.4	65.8	64.0	61.4
576	2010/08/15	09:09:35	59.1	57.3	56.9	57.3	56.4
581	2010/08/15	09:09:40	57.0	53.8	52.8	54.8	57.5
586	2010/08/15	09:09:45	58.9	58.3	57.5	51.7	53.5
591	2010/08/15	09:09:50	50.9	50.2	49.9	50.0	49.5
596	2010/08/15	09:09:55	49.5	49.6	49.4	49.7	49.6
601	2010/08/15	09:10:00	49.7	48.9	50.0	50.0	49.7
606	2010/08/15	09:10:05	49.4	49.4	49.3	50.3	50.4
611	2010/08/15	09:10:10	51.9	52.6	52.7	55.4	56.5
616	2010/08/15	09:10:15	58.9	61.5	61.9	62.7	62.3
621	2010/08/15	09:10:20	60.7	59.5	62.4	60.7	60.2
626	2010/08/15	09:10:25	59.4	58.0	58.1	57.6	56.9
631	2010/08/15	09:10:30	57.8	58.9	60.8	61.3	63.0
636	2010/08/15	09:10:35	63.3	64.1	62.7	60.5	61.0
641	2010/08/15	09:10:40	61.8	62.5	61.4	62.4	61.7
646	2010/08/15	09:10:45	60.1	58.8	56.2	55.2	53.0
651	2010/08/15	09:10:50	52.1	50.9	51.8	49.7	49.9
656	2010/08/15	09:10:55	49.5	50.4	51.1	51.3	51.7
661	2010/08/15	09:11:00	52.9	48.8	54.6	52.3	53.9
666	2010/08/15	09:11:05	52.3	49.4	49.8	51.2	49.4
671	2010/08/15	09:11:10	49.4	49.4	49.3	50.8	50.7
676	2010/08/15	09:11:15	51.3	51.5	51.5	52.1	53.8
681	2010/08/15	09:11:20	58.0	58.4	57.9	58.1	59.7
686	2010/08/15	09:11:25	61.2	63.1	65.9	64.9	65.1
691	2010/08/15	09:11:30	62.9	61.5	59.4	60.5	59.8
696	2010/08/15	09:11:35	58.9	54.7	53.3	54.1	55.2
701	2010/08/15	09:11:40	60.1	61.7	61.9	62.1	61.7
706	2010/08/15	09:11:45	61.6	60.9	59.3	58.1	56.8
711	2010/08/15	09:11:50	55.9	55.9	58.6	61.0	61.7
716	2010/08/15	09:11:55	61.4	59.4	55.6	54.4	55.1
721	2010/08/15	09:12:00	53.4	54.6	55.4	56.9	58.7
726	2010/08/15	09:12:05	58.3	59.5	60.0	60.6	61.7
731	2010/08/15	09:12:10	63.7	67.2	68.3	69.0	69.6
736	2010/08/15	09:12:15	64.8	63.1	61.2	59.1	57.0
741	2010/08/15	09:12:20	62.2	57.4	52.8	55.1	52.2
746	2010/08/15	09:12:25	53.9	56.9	56.4	56.2	55.6
751	2010/08/15	09:12:30	53.7	52.0	51.3	51.2	51.6
756	2010/08/15	09:12:35	52.7	52.6	54.7	56.9	57.6
761	2010/08/15	09:12:40	57.7	56.6	53.6	51.9	52.9
766	2010/08/15	09:12:45	51.7	53.9	53.0	51.7	55.8
771	2010/08/15	09:12:50	53.3	53.4	51.7	50.6	51.4
776	2010/08/15	09:12:55	50.8	51.0	50.6	50.2	50.8
781	2010/08/15	09:13:00	53.1	50.4	50.7	49.2	49.2
786	2010/08/15	09:13:05	49.3	50.2	50.9	51.5	54.1
791	2010/08/15	09:13:10	57.6	60.0	58.4	58.6	58.1
796	2010/08/15	09:13:15	58.3	56.9	59.6	61.5	61.3
801	2010/08/15	09:13:20	60.4	61.2	61.5	59.0	54.8
806	2010/08/15	09:13:25	57.6	57.9	58.6	59.6	58.8
811	2010/08/15	09:13:30	59.2	60.2	60.8	60.5	59.1
816	2010/08/15	09:13:35	60.2	58.8	58.8	58.2	56.5
821	2010/08/15	09:13:40	54.9	53.0	51.7	51.4	51.7
826	2010/08/15	09:13:45	51.1	51.5	51.4	50.9	50.7
831	2010/08/15	09:13:50	51.2	50.8	50.8	52.3	58.2
836	2010/08/15	09:13:55	56.1	59.8	62.7	63.4	63.6
841	2010/08/15	09:14:00	63.0	62.6	61.9	61.4	60.4
846	2010/08/15	09:14:05	59.6	59.7	58.1	56.9	58.7
851	2010/08/15	09:14:10	59.6	58.7	58.3	57.1	57.9
856	2010/08/15	09:14:15	56.5	56.0	56.0	54.6	54.9
861	2010/08/15	09:14:20	54.8	57.0	57.1	59.6	60.8
866	2010/08/15	09:14:25	63.5	63.6	63.6	63.1	62.5
871	2010/08/15	09:14:30	63.8	61.3	60.4	61.1	58.9
876	2010/08/15	09:14:35	59.0	61.7	61.1	60.1	60.1
881	2010/08/15	09:14:40	58.3	55.3	55.8	55.7	55.6
886	2010/08/15	09:14:45	56.5	56.0	56.2	55.5	56.2
891	2010/08/15	09:14:50	57.9	58.9	59.7	61.4	61.9
896	2010/08/15	09:14:55	62.3	64.3	65.0	64.6	64.8
901	2010/08/15	09:15:00	66.0	66.2	63.9	64.4	62.9
906	2010/08/15	09:15:05	62.3	57.9	55.9	53.6	52.7
911	2010/08/15	09:15:10	51.8	52.6	51.9	53.1	55.1
916	2010/08/15	09:15:15	58.9	57.8	57.6	57.4	59.7

921	2010/08/15	09:15:20	58.0	59.9	61.3	63.2	61.4
926	2010/08/15	09:15:25	59.8	58.6	60.2	56.6	57.9
931	2010/08/15	09:15:30	53.1	59.3	54.9	55.4	49.8
936	2010/08/15	09:15:35	49.6	49.4	54.9	50.6	50.0
941	2010/08/15	09:15:40	50.1	50.4	50.7	51.5	52.7
946	2010/08/15	09:15:45	60.5	58.1	58.3	60.2	60.6
951	2010/08/15	09:15:50	63.4	60.8	61.9	63.2	62.8
956	2010/08/15	09:15:55	62.8	64.4	64.5	62.4	62.9
961	2010/08/15	09:16:00	62.4	60.4	56.6	59.9	55.9
966	2010/08/15	09:16:05	61.5	59.5	64.1	60.8	60.1
971	2010/08/15	09:16:10	55.6	54.5	54.7	53.8	54.6
976	2010/08/15	09:16:15	56.7	60.4	62.1	64.1	66.2
981	2010/08/15	09:16:20	65.3	65.3	64.7	64.9	64.2
986	2010/08/15	09:16:25	62.7	62.6	64.0	65.5	65.8
991	2010/08/15	09:16:30	66.1	66.9	67.2	69.5	64.7
996	2010/08/15	09:16:35	64.1	67.4	63.8	62.9	64.7
1001	2010/08/15	09:16:40	62.4	63.2	61.0	61.2	61.4
1006	2010/08/15	09:16:45	61.3	56.8	53.4	52.7	51.0
1011	2010/08/15	09:16:50	50.7	51.0	52.3	56.3	58.3
1016	2010/08/15	09:16:55	57.9	56.9	55.7	54.3	52.9
1021	2010/08/15	09:17:00	54.3	56.1	58.6	59.2	59.9
1026	2010/08/15	09:17:05	59.0	59.1	57.6	56.8	55.0
1031	2010/08/15	09:17:10	54.3	56.0	53.7	52.8	53.5
1036	2010/08/15	09:17:15	54.1	54.9	56.2	57.2	58.2
1041	2010/08/15	09:17:20	57.8	57.0	55.2	53.2	52.1
1046	2010/08/15	09:17:25	51.0	50.5	51.1	50.2	50.4
1051	2010/08/15	09:17:30	51.7	53.6	55.9	56.2	55.3
1056	2010/08/15	09:17:35	50.9	49.3	49.0	49.0	47.8
1061	2010/08/15	09:17:40	48.6	48.8	48.7	48.1	49.3
1066	2010/08/15	09:17:45	49.0	49.4	50.3	49.1	49.7
1071	2010/08/15	09:17:50	49.6	51.2	51.0	54.5	56.8
1076	2010/08/15	09:17:55	57.1	56.6	57.0	57.3	57.5
1081	2010/08/15	09:18:00	58.0	59.0	60.9	61.4	59.8
1086	2010/08/15	09:18:05	57.6	57.6	57.0	56.4	56.4
1091	2010/08/15	09:18:10	56.0	54.9	57.0	55.7	57.1
1096	2010/08/15	09:18:15	57.2	60.9	58.4	58.0	58.1
1101	2010/08/15	09:18:20	57.8	58.0	60.1	60.3	58.7
1106	2010/08/15	09:18:25	57.7	56.2	55.6	56.8	60.3
1111	2010/08/15	09:18:30	57.3	55.9	55.8	55.4	54.8
1116	2010/08/15	09:18:35	55.8	56.0	57.6	57.8	58.6
1121	2010/08/15	09:18:40	58.7	56.2	55.1	53.3	52.6
1126	2010/08/15	09:18:45	52.7	54.3	56.2	58.4	59.7
1131	2010/08/15	09:18:50	61.9	63.1	63.0	63.7	63.4
1136	2010/08/15	09:18:55	62.2	60.8	60.8	60.4	59.4
1141	2010/08/15	09:19:00	58.1	57.7	58.1	59.2	60.0
1146	2010/08/15	09:19:05	61.6	60.1	60.8	61.4	60.0
1151	2010/08/15	09:19:10	58.0	54.9	52.6	51.2	52.1
1156	2010/08/15	09:19:15	52.3	53.9	55.6	57.6	57.4
1161	2010/08/15	09:19:20	58.2	57.9	57.8	60.7	58.1
1166	2010/08/15	09:19:25	60.2	61.4	61.8	63.7	65.9
1171	2010/08/15	09:19:30	64.8	63.3	58.5	56.7	54.7
1176	2010/08/15	09:19:35	54.6	54.0	53.4	52.9	52.9
1181	2010/08/15	09:19:40	52.2	53.4	55.2	53.9	54.5
1186	2010/08/15	09:19:45	57.1	59.2	60.8	60.7	59.1
1191	2010/08/15	09:19:50	55.4	55.7	55.6	51.5	51.2
1196	2010/08/15	09:19:55	51.3	50.9	55.3	54.4	50.7
1201	2010/08/15	09:20:00	50.2	50.6	49.7	50.3	51.8
1206	2010/08/15	09:20:05	51.6	50.4	50.2	51.0	51.4
1211	2010/08/15	09:20:10	52.1	52.7	53.3	55.3	56.4
1216	2010/08/15	09:20:15	58.7	61.8	62.6	63.7	65.8
1221	2010/08/15	09:20:20	66.5	66.2	62.2	63.0	65.8
1226	2010/08/15	09:20:25	63.7	61.8	59.7	58.6	57.8
1231	2010/08/15	09:20:30	56.5	56.3	58.9	61.7	66.9
1236	2010/08/15	09:20:35	66.8	65.0	66.8	63.3	60.1
1241	2010/08/15	09:20:40	57.9	57.0	54.7	54.1	54.3
1246	2010/08/15	09:20:45	54.6	55.2	56.7	57.7	57.8
1251	2010/08/15	09:20:50	57.9	55.8	53.9	53.4	52.8
1256	2010/08/15	09:20:55	54.3	56.0	56.7	54.1	54.1
1261	2010/08/15	09:21:00	53.7	57.1	57.7	61.9	58.5
1266	2010/08/15	09:21:05	65.6	65.8	66.7	65.8	62.1
1271	2010/08/15	09:21:10	59.4	57.6	54.4	54.7	54.4
1276	2010/08/15	09:21:15	56.6	59.0	61.3	61.3	62.7
1281	2010/08/15	09:21:20	61.9	62.8	67.6	62.9	63.8
1286	2010/08/15	09:21:25	63.4	63.6	63.0	61.8	60.9
1291	2010/08/15	09:21:30	60.6	59.8	60.2	58.8	55.2
1296	2010/08/15	09:21:35	54.1	53.8	54.9	53.4	54.5
1301	2010/08/15	09:21:40	54.5	54.3	54.4	56.4	54.5
1306	2010/08/15	09:21:45	57.0	58.2	57.7	58.2	61.7
1311	2010/08/15	09:21:50	63.4	58.5	58.3	58.5	57.1
1316	2010/08/15	09:21:55	55.9	54.7	57.7	58.1	57.1
1321	2010/08/15	09:22:00	56.7	52.3	55.2	53.8	54.9
1326	2010/08/15	09:22:05	55.4	57.3	56.9	54.5	52.3
1331	2010/08/15	09:22:10	55.0	52.9	51.5	55.3	51.0
1336	2010/08/15	09:22:15	49.9	49.4	53.1	50.7	52.1
1341	2010/08/15	09:22:20	52.0	53.9	54.1	56.4	55.8
1346	2010/08/15	09:22:25	54.7	54.0	55.3	55.2	54.9
1351	2010/08/15	09:22:30	54.9	53.9	55.9	56.5	59.6
1356	2010/08/15	09:22:35	60.7	60.1	54.7	52.3	52.1
1361	2010/08/15	09:22:40	51.2	51.5	50.9	51.7	52.7
1366	2010/08/15	09:22:45	54.7	54.2	52.6	52.4	52.2
1371	2010/08/15	09:22:50	50.8	50.3	49.4	49.8	49.2
1376	2010/08/15	09:22:55	49.2	49.0	48.9	48.4	48.8
1381	2010/08/15	09:23:00	48.8	48.5	48.6	48.7	48.3
1386	2010/08/15	09:23:05	48.4	47.7	48.2	60.0	55.3
1391	2010/08/15	09:23:10	49.6	48.7	49.7	49.9	49.5
1396	2010/08/15	09:23:15	49.9	49.2	50.6	50.0	50.1
1401	2010/08/15	09:23:20	50.2	50.9	52.1	54.8	54.1
1406	2010/08/15	09:23:25	54.1	55.0	54.5	54.4	53.9
1411	2010/08/15	09:23:30	53.4	55.7	55.3	56.1	56.5

1416	2010/08/15	09:23:35	57.7	58.8	58.9	60.5	60.0
1421	2010/08/15	09:23:40	61.1	61.6	61.7	62.3	63.5
1426	2010/08/15	09:23:45	66.3	61.9	60.8	60.2	56.0
1431	2010/08/15	09:23:50	55.9	56.6	57.2	57.1	57.3
1436	2010/08/15	09:23:55	57.5	56.0	56.4	54.8	54.8
1441	2010/08/15	09:24:00	54.0	53.4	53.2	52.5	53.0
1446	2010/08/15	09:24:05	53.8	55.2	57.8	60.5	60.3
1451	2010/08/15	09:24:10	61.0	59.4	59.4	60.0	61.1
1456	2010/08/15	09:24:15	62.7	63.1	63.2	62.3	59.2
1461	2010/08/15	09:24:20	57.7	57.5	59.2	59.3	59.0
1466	2010/08/15	09:24:25	55.1	54.2	54.6	56.3	57.1
1471	2010/08/15	09:24:30	57.9	58.5	59.6	53.0	50.5
1476	2010/08/15	09:24:35	50.4	49.9	49.7	49.1	49.8
1481	2010/08/15	09:24:40	49.6	51.5	54.1	54.4	55.5
1486	2010/08/15	09:24:45	57.3	57.8	59.0	57.4	55.8
1491	2010/08/15	09:24:50	54.0	51.4	51.1	50.5	50.5
1496	2010/08/15	09:24:55	50.8	50.4	50.8	51.4	51.8
1501	2010/08/15	09:25:00	49.6	50.3	50.6	50.7	49.9
1506	2010/08/15	09:25:05	50.9	49.0	49.5	49.1	49.9
1511	2010/08/15	09:25:10	49.0	49.8	49.9	49.6	48.6
1516	2010/08/15	09:25:15	49.2	49.6	49.3	49.0	50.2
1521	2010/08/15	09:25:20	49.9	49.5	49.8	50.0	50.3
1526	2010/08/15	09:25:25	50.4	50.8	52.3	54.7	54.8
1531	2010/08/15	09:25:30	55.1	56.8	57.1	58.0	61.8
1536	2010/08/15	09:25:35	58.6	64.8	58.8	59.4	59.4
1541	2010/08/15	09:25:40	55.7	53.8	53.3	53.2	52.7
1546	2010/08/15	09:25:45	53.5	54.0	57.5	58.6	60.8
1551	2010/08/15	09:25:50	65.4	59.9	59.9	58.9	57.5
1556	2010/08/15	09:25:55	57.4	59.5	60.1	60.5	60.5
1561	2010/08/15	09:26:00	58.5	57.2	59.0	51.3	51.0
1566	2010/08/15	09:26:05	50.6	49.9	50.1	49.8	50.9
1571	2010/08/15	09:26:10	62.2	54.6	57.2	57.4	56.3
1576	2010/08/15	09:26:15	56.5	55.1	53.0	52.7	53.0
1581	2010/08/15	09:26:20	52.9	51.5	53.2	55.9	60.4
1586	2010/08/15	09:26:25	59.5	60.9	59.6	60.5	58.2
1591	2010/08/15	09:26:30	58.8	55.5	53.7	52.8	52.9
1596	2010/08/15	09:26:35	51.5	50.9	49.3	48.9	54.0
1601	2010/08/15	09:26:40	57.8	57.3	55.8	52.8	52.5
1606	2010/08/15	09:26:45	52.0	52.2	51.6	51.4	51.9
1611	2010/08/15	09:26:50	55.1	53.1	53.3	54.9	56.2
1616	2010/08/15	09:26:55	58.7	61.2	63.7	64.4	63.7
1621	2010/08/15	09:27:00	63.4	61.1	60.4	60.1	57.6
1626	2010/08/15	09:27:05	56.6	54.1	53.4	53.2	53.1
1631	2010/08/15	09:27:10	53.2	54.4	56.7	57.6	61.0
1636	2010/08/15	09:27:15	63.7	68.3	68.9	69.1	66.4
1641	2010/08/15	09:27:20	63.7	62.9	61.2	59.9	59.8
1646	2010/08/15	09:27:25	58.8	57.4	55.6	54.6	53.5
1651	2010/08/15	09:27:30	52.5	54.5	56.2	57.5	56.1
1656	2010/08/15	09:27:35	55.7	53.5	50.9	51.1	52.1
1661	2010/08/15	09:27:40	51.9	52.0	52.4	54.3	53.8
1666	2010/08/15	09:27:45	53.1	53.6	52.4	51.5	51.5
1671	2010/08/15	09:27:50	50.4	50.1	49.4	49.8	49.3
1676	2010/08/15	09:27:55	49.3	50.2	51.1	50.5	49.5
1681	2010/08/15	09:28:00	50.0	48.8	55.4	48.3	48.9
1686	2010/08/15	09:28:05	49.2	55.1	49.1	49.1	50.5
1691	2010/08/15	09:28:10	49.1	54.3	50.0	49.4	55.3
1696	2010/08/15	09:28:15	52.9	54.3	56.9	58.6	58.7
1701	2010/08/15	09:28:20	60.0	59.2	59.6	59.7	58.1
1706	2010/08/15	09:28:25	56.0	54.1	52.6	52.2	52.6
1711	2010/08/15	09:28:30	51.2	51.2	51.1	51.3	51.4
1716	2010/08/15	09:28:35	52.0	52.7	57.6	58.8	60.2
1721	2010/08/15	09:28:40	59.6	58.6	54.9	53.4	51.3
1726	2010/08/15	09:28:45	51.4	50.7	50.4	49.4	49.0
1731	2010/08/15	09:28:50	49.8	49.6	49.6	50.4	50.0
1736	2010/08/15	09:28:55	50.6	50.7	52.2	52.1	54.4
1741	2010/08/15	09:29:00	56.3	57.7	59.6	59.8	58.3
1746	2010/08/15	09:29:05	57.2	56.0	58.3	60.1	60.1
1751	2010/08/15	09:29:10	60.8	61.2	62.4	61.4	61.2
1756	2010/08/15	09:29:15	61.7	63.5	67.9	66.5	67.3
1761	2010/08/15	09:29:20	67.2	67.1	67.0	67.7	66.9
1766	2010/08/15	09:29:25	65.9	64.9	63.5	62.8	61.0
1771	2010/08/15	09:29:30	59.7	58.5	57.2	56.4	56.3
1776	2010/08/15	09:29:35	56.4	58.4	59.8	59.5	59.6
1781	2010/08/15	09:29:40	59.7	59.9	60.8	58.7	55.6
1786	2010/08/15	09:29:45	54.5	53.6	53.9	54.3	56.3
1791	2010/08/15	09:29:50	59.0	58.8	58.9	61.8	61.0
1796	2010/08/15	09:29:55	59.7	56.1	56.1	57.2	60.1
1801	2010/08/15	09:30:00	63.4	65.7	66.6	66.0	64.8
1806	2010/08/15	09:30:05	65.3	65.4	62.5	60.0	60.8
1811	2010/08/15	09:30:10	62.5	64.3	64.5	65.0	64.6
1816	2010/08/15	09:30:15	62.5	59.0	59.9	59.6	58.4
1821	2010/08/15	09:30:20	55.7	54.1	54.5	54.6	54.1
1826	2010/08/15	09:30:25	56.9	58.3	61.0	60.4	59.6
1831	2010/08/15	09:30:30	57.9	56.2	54.7	54.2	52.3
1836	2010/08/15	09:30:35	52.9	53.0	53.9	57.3	54.1
1841	2010/08/15	09:30:40	52.2	54.0	54.5	54.1	53.9
1846	2010/08/15	09:30:45	54.6	53.4	53.0	53.7	53.7
1851	2010/08/15	09:30:50	53.7	54.2	54.6	54.3	52.9
1856	2010/08/15	09:30:55	53.8	55.3	52.4	52.7	52.2
1861	2010/08/15	09:31:00	51.9	52.9	53.7	54.4	55.7
1866	2010/08/15	09:31:05	56.8	56.9	57.9	58.4	59.9
1871	2010/08/15	09:31:10	63.6	64.1	63.6	62.4	61.1
1876	2010/08/15	09:31:15	60.4	56.3	56.4	55.5	55.0
1881	2010/08/15	09:31:20	55.1	55.6	57.8	59.5	59.5
1886	2010/08/15	09:31:25	58.9	59.2	57.4	58.1	57.0
1891	2010/08/15	09:31:30	55.7	55.3	55.2	54.8	54.8
1896	2010/08/15	09:31:35	56.7	56.6	56.0	55.7	57.5
1901	2010/08/15	09:31:40	57.4	58.8	60.3	61.0	59.8
1906	2010/08/15	09:31:45	58.0	54.1	54.6	53.8	53.4

1911	2010/08/15	09:31:50	55.4	53.6	54.3	57.2	59.8
1916	2010/08/15	09:31:55	61.3	62.0	61.1	59.6	58.9
1921	2010/08/15	09:32:00	60.3	59.1	59.5	59.4	57.5
1926	2010/08/15	09:32:05	57.3	55.4	54.9	55.8	58.7
1931	2010/08/15	09:32:10	58.5	59.1	58.1	57.1	56.6
1936	2010/08/15	09:32:15	56.1	56.2	56.3	55.5	56.8
1941	2010/08/15	09:32:20	57.5	57.8	58.4	59.6	59.8
1946	2010/08/15	09:32:25	60.6	60.9	60.4	57.9	55.5
1951	2010/08/15	09:32:30	55.5	55.7	55.3	57.2	58.5
1956	2010/08/15	09:32:35	59.8	59.4	59.4	57.7	60.1
1961	2010/08/15	09:32:40	60.4	60.6	58.3	56.3	55.0
1966	2010/08/15	09:32:45	55.2	55.1	55.9	56.1	57.1
1971	2010/08/15	09:32:50	57.2	57.0	59.8	64.6	66.6
1976	2010/08/15	09:32:55	69.5	68.1	64.5	63.2	64.2
1981	2010/08/15	09:33:00	64.5	63.7	62.1	63.7	66.2
1986	2010/08/15	09:33:05	65.1	64.4	63.2	62.8	62.5
1991	2010/08/15	09:33:10	61.1	60.9	63.7	68.4	69.7
1996	2010/08/15	09:33:15	71.6	69.2	71.1	67.1	65.5
2001	2010/08/15	09:33:20	62.6	61.5	61.0	59.4	59.8
2006	2010/08/15	09:33:25	59.5	60.1	59.1	57.6	54.9
2011	2010/08/15	09:33:30	54.1	53.9	52.7	52.5	53.0
2016	2010/08/15	09:33:35	53.6	53.9	55.6	56.1	56.3
2021	2010/08/15	09:33:40	56.5	56.8	56.8	57.7	57.3
2026	2010/08/15	09:33:45	57.8	58.4	59.1	62.6	63.3
2031	2010/08/15	09:33:50	63.8	60.1	58.7	60.2	54.9
2036	2010/08/15	09:33:55	53.4	58.9	56.4	55.6	54.1
2041	2010/08/15	09:34:00	54.8	54.4	52.3	51.6	52.9
2046	2010/08/15	09:34:05	53.5	54.2	55.7	57.5	57.9
2051	2010/08/15	09:34:10	58.3	57.9	57.2	55.6	55.5
2056	2010/08/15	09:34:15	55.0	56.4	55.1	56.2	54.1
2061	2010/08/15	09:34:20	54.3	54.6	55.4	56.1	55.7
2066	2010/08/15	09:34:25	56.5	57.5	55.9	55.4	55.4
2071	2010/08/15	09:34:30	54.2	53.1	51.5	54.3	50.1
2076	2010/08/15	09:34:35	51.0	54.5	55.7	56.6	57.5
2081	2010/08/15	09:34:40	56.7	56.2	54.9	54.2	54.2
2086	2010/08/15	09:34:45	53.7	53.6	55.2	54.2	53.9
2091	2010/08/15	09:34:50	54.8	55.7	55.7	56.8	57.2
2096	2010/08/15	09:34:55	57.1	57.1	57.2	55.5	53.2
2101	2010/08/15	09:35:00	53.3	53.3	54.4	53.9	54.6
2106	2010/08/15	09:35:05	55.6	55.8	55.9	55.7	56.4
2111	2010/08/15	09:35:10	56.3	56.7	57.5	58.4	60.3
2116	2010/08/15	09:35:15	59.9	58.8	57.7	56.8	56.9
2121	2010/08/15	09:35:20	58.0	58.2	60.2	61.1	59.8
2126	2010/08/15	09:35:25	60.3	60.5	58.3	57.8	56.0
2131	2010/08/15	09:35:30	56.3	56.2	55.4	56.3	56.8
2136	2010/08/15	09:35:35	55.8	56.7	55.9	56.5	56.8
2141	2010/08/15	09:35:40	56.9	57.0	57.5	57.7	57.0
2146	2010/08/15	09:35:45	56.4	56.7	57.2	57.4	55.9
2151	2010/08/15	09:35:50	55.4	55.1	55.2	54.2	53.5
2156	2010/08/15	09:35:55	53.2	53.5	52.9	54.5	55.5
2161	2010/08/15	09:36:00	56.6	54.5	54.3	57.3	60.4
2166	2010/08/15	09:36:05	60.0	59.6	60.8	61.6	61.1
2171	2010/08/15	09:36:10	60.4	59.8	58.4	58.6	60.4
2176	2010/08/15	09:36:15	62.1	62.5	63.5	62.9	63.2
2181	2010/08/15	09:36:20	64.6	65.6	67.3	68.3	68.2
2186	2010/08/15	09:36:25	67.1	66.8	66.6	66.3	64.6
2191	2010/08/15	09:36:30	66.3	67.8	68.2	72.2	74.1
2196	2010/08/15	09:36:35	71.8	63.3	61.7	58.1	59.2
2201	2010/08/15	09:36:40	60.7	61.2	68.8	69.2	64.9
2206	2010/08/15	09:36:45	63.3	62.5	59.9	60.5	57.2
2211	2010/08/15	09:36:50	56.7	55.1	55.3	55.9	56.9
2216	2010/08/15	09:36:55	58.4	60.6	61.0	60.9	59.2
2221	2010/08/15	09:37:00	57.0	57.0	56.3	55.9	56.5
2226	2010/08/15	09:37:05	56.6	56.9	57.7	58.3	58.4
2231	2010/08/15	09:37:10	60.2	61.7	64.8	64.5	64.6
2236	2010/08/15	09:37:15	68.4	68.9	67.9	66.6	62.8
2241	2010/08/15	09:37:20	59.4	58.6	56.1	55.3	55.2
2246	2010/08/15	09:37:25	55.6	53.9	54.1	53.9	54.3
2251	2010/08/15	09:37:30	54.3	54.5	54.7	54.5	54.1
2256	2010/08/15	09:37:35	55.8	55.6	55.8	54.7	54.9
2261	2010/08/15	09:37:40	55.7	55.8	56.6	55.2	56.0
2266	2010/08/15	09:37:45	55.2	55.2	56.1	56.3	55.8
2271	2010/08/15	09:37:50	55.7	55.6	56.6	56.5	56.1
2276	2010/08/15	09:37:55	56.3	56.3	56.6	57.0	57.2
2281	2010/08/15	09:38:00	58.2	59.5	59.7	59.6	57.3
2286	2010/08/15	09:38:05	56.9	77.3	65.1	56.1	57.1
2291	2010/08/15	09:38:10	57.3	58.1	56.7	55.8	55.1
2296	2010/08/15	09:38:15	55.6	54.8	56.1	56.5	57.1
2301	2010/08/15	09:38:20	57.3	57.9	60.4	59.7	59.6
2306	2010/08/15	09:38:25	59.6	58.7	60.6	59.9	60.0
2311	2010/08/15	09:38:30	59.8	57.0	56.7	56.6	60.2
2316	2010/08/15	09:38:35	56.9	57.3	57.2	57.1	57.6
2321	2010/08/15	09:38:40	58.3	58.3	58.5	59.2	60.2
2326	2010/08/15	09:38:45	61.6	61.9	60.6	61.1	61.4
2331	2010/08/15	09:38:50	61.1	61.1	67.4	68.6	69.2
2336	2010/08/15	09:38:55	68.2	66.8	64.0	63.2	63.8
2341	2010/08/15	09:39:00	64.9	64.7	66.6	69.2	72.7
2346	2010/08/15	09:39:05	74.8	73.4	69.1	69.5	69.6
2351	2010/08/15	09:39:10	67.9	65.7	62.4	60.9	59.1
2356	2010/08/15	09:39:15	58.3	57.9	57.6	57.4	57.1
2361	2010/08/15	09:39:20	57.2	56.9	57.2	56.6	57.5
2366	2010/08/15	09:39:25	56.7	57.4	56.8	56.8	57.3
2371	2010/08/15	09:39:30	57.3	56.6	57.9	58.6	59.0
2376	2010/08/15	09:39:35	57.7	60.8	61.4	60.8	61.1
2381	2010/08/15	09:39:40	60.9	61.2	57.9	57.3	61.3
2386	2010/08/15	09:39:45	60.0	56.3	62.2	57.0	56.4
2391	2010/08/15	09:39:50	59.2	56.9	57.8	56.5	56.4
2396	2010/08/15	09:39:55	56.7	58.5	56.7	56.8	57.8
2401	2010/08/15	09:40:00	76.9	64.5	64.3	67.4	64.0

2406	2010/08/15	09:40:05	63.2	61.7	60.4	59.9	60.7
2411	2010/08/15	09:40:10	61.2	59.3	58.6	57.9	57.3
2416	2010/08/15	09:40:15	57.2	56.7	56.9	58.3	59.6
2421	2010/08/15	09:40:20	59.8	59.2	59.4	57.6	57.7
2426	2010/08/15	09:40:25	58.4	59.0	59.5	57.3	56.2
2431	2010/08/15	09:40:30	55.6	56.1	55.5	56.2	56.1
2436	2010/08/15	09:40:35	57.6	56.7	57.3	57.1	55.3
2441	2010/08/15	09:40:40	58.9	60.2	60.3	58.5	55.8
2446	2010/08/15	09:40:45	56.1	56.7	56.6	60.7	59.0
2451	2010/08/15	09:40:50	59.3	59.1	56.4	56.1	56.2
2456	2010/08/15	09:40:55	56.3	55.9	56.8	59.5	59.4
2461	2010/08/15	09:41:00	63.5	58.9	58.1	58.9	57.8
2466	2010/08/15	09:41:05	56.0	56.0	55.5	55.9	56.3
2471	2010/08/15	09:41:10	55.4	55.7	55.7	55.8	56.8
2476	2010/08/15	09:41:15	56.3	56.1	54.9	54.8	54.0
2481	2010/08/15	09:41:20	54.3	55.3	55.4	57.5	59.8
2486	2010/08/15	09:41:25	61.0	61.9	62.7	64.8	65.5
2491	2010/08/15	09:41:30	60.5	61.5	62.5	63.8	65.6
2496	2010/08/15	09:41:35	67.4	68.2	67.4	65.1	64.6
2501	2010/08/15	09:41:40	63.0	61.3	61.3	59.9	59.0
2506	2010/08/15	09:41:45	58.5	58.8	60.3	61.0	59.2
2511	2010/08/15	09:41:50	57.3	56.5	55.3	54.3	53.8
2516	2010/08/15	09:41:55	53.0	52.4	53.6	54.8	52.0
2521	2010/08/15	09:42:00	50.9	49.8	49.8	49.2	49.4
2526	2010/08/15	09:42:05	50.1	50.3	50.0	50.4	51.0
2531	2010/08/15	09:42:10	50.9	52.8	51.2	50.2	53.5
2536	2010/08/15	09:42:15	53.5	51.8	52.0	51.9	54.6
2541	2010/08/15	09:42:20	69.4	66.5	55.9	65.0	71.3
2546	2010/08/15	09:42:25	60.8	68.5	58.9	51.4	52.0
2551	2010/08/15	09:42:30	53.6	53.5	61.4	57.2	59.6
2556	2010/08/15	09:42:35	58.5	58.4	54.8	52.7	52.6
2561	2010/08/15	09:42:40	52.3	57.1	59.1	56.0	54.5
2566	2010/08/15	09:42:45	51.1	51.1	55.1	52.7	55.1
2571	2010/08/15	09:42:50	54.1	53.9	53.2	53.5	54.1
2576	2010/08/15	09:42:55	56.8	56.1	59.2	61.8	64.9
2581	2010/08/15	09:43:00	66.9	66.6	65.5	65.8	62.9
2586	2010/08/15	09:43:05	61.9	61.1	60.8	58.9	60.8
2591	2010/08/15	09:43:10	60.0	60.9	58.7	58.7	57.6
2596	2010/08/15	09:43:15	58.9	60.3	60.7	57.2	55.4
2601	2010/08/15	09:43:20	56.0	54.9	54.5	54.4	56.1
2606	2010/08/15	09:43:25	57.8	57.8	56.5	54.3	53.2
2611	2010/08/15	09:43:30	54.7	54.3	56.0	58.1	58.2
2616	2010/08/15	09:43:35	57.6	53.8	52.6	51.5	51.7
2621	2010/08/15	09:43:40	52.7	51.1	52.1	53.3	54.6
2626	2010/08/15	09:43:45	56.7	61.0	61.9	59.6	62.6
2631	2010/08/15	09:43:50	64.0	64.4	62.7	61.1	59.4
2636	2010/08/15	09:43:55	58.4	58.8	59.7	60.3	63.3
2641	2010/08/15	09:44:00	64.6	64.5	66.3	66.0	66.4
2646	2010/08/15	09:44:05	67.0	66.4	60.5	60.5	60.1
2651	2010/08/15	09:44:10	59.3	60.3	62.4	65.6	63.0
2656	2010/08/15	09:44:15	62.5	61.6	58.3	57.4	55.7
2661	2010/08/15	09:44:20	55.7	58.3	59.4	60.1	59.1
2666	2010/08/15	09:44:25	59.3	58.8	58.5	58.1	56.5
2671	2010/08/15	09:44:30	56.3	54.1	54.8	57.3	53.9
2676	2010/08/15	09:44:35	58.4	61.4	59.8	53.9	54.6
2681	2010/08/15	09:44:40	55.9	61.1	62.7	63.6	64.0
2686	2010/08/15	09:44:45	65.0	63.7	62.1	61.2	60.1
2691	2010/08/15	09:44:50	57.9	56.6	54.8	54.0	53.1
2696	2010/08/15	09:44:55	53.1	55.1	54.1	57.2	59.9
2701	2010/08/15	09:45:00	64.1	66.0	66.0	65.3	66.3
2706	2010/08/15	09:45:05	68.3	69.2	70.3	67.8	65.3
2711	2010/08/15	09:45:10	60.5	61.5	58.0	57.9	58.9
2716	2010/08/15	09:45:15	56.1	53.6	54.5	53.1	54.0
2721	2010/08/15	09:45:20	55.0	57.4	59.6	61.2	60.4
2726	2010/08/15	09:45:25	58.5	56.2	54.2	55.1	54.1
2731	2010/08/15	09:45:30	51.0	50.3	50.6	54.6	53.5
2736	2010/08/15	09:45:35	53.6	56.2	57.0	61.5	63.2
2741	2010/08/15	09:45:40	59.7	59.9	57.4	55.9	54.7
2746	2010/08/15	09:45:45	52.4	51.3	51.3	52.0	52.8
2751	2010/08/15	09:45:50	53.3	54.1	54.8	55.9	59.3
2756	2010/08/15	09:45:55	57.9	57.5	55.1	54.8	53.1
2761	2010/08/15	09:46:00	52.7	53.1	54.9	56.5	58.9
2766	2010/08/15	09:46:05	59.2	57.0	53.9	52.8	52.2
2771	2010/08/15	09:46:10	52.5	52.3	52.4	54.5	53.4
2776	2010/08/15	09:46:15	53.8	55.9	60.3	60.0	64.5
2781	2010/08/15	09:46:20	66.5	65.3	63.7	62.6	62.7
2786	2010/08/15	09:46:25	62.8	62.7	62.9	61.9	62.0
2791	2010/08/15	09:46:30	60.6	60.5	59.3	59.3	60.8
2796	2010/08/15	09:46:35	62.4	63.9	64.5	64.0	64.3
2801	2010/08/15	09:46:40	65.6	65.9	64.3	63.4	62.4
2806	2010/08/15	09:46:45	62.1	59.6	59.2	54.9	56.3
2811	2010/08/15	09:46:50	53.8	52.9	51.9	51.4	51.9
2816	2010/08/15	09:46:55	49.7	50.5	51.2	50.0	49.4
2821	2010/08/15	09:47:00	49.7	48.7	48.8	48.1	49.0
2826	2010/08/15	09:47:05	48.5	48.3	48.3	48.7	48.7
2831	2010/08/15	09:47:10	48.2	48.2	49.8	49.0	49.6
2836	2010/08/15	09:47:15	48.5	49.0	49.5	50.4	51.5
2841	2010/08/15	09:47:20	50.4	50.7	51.0	51.3	52.0
2846	2010/08/15	09:47:25	52.8	55.7	54.9	53.8	53.9
2851	2010/08/15	09:47:30	55.2	55.5	53.4	52.9	54.9
2856	2010/08/15	09:47:35	57.8	66.6	66.1	62.2	58.0
2861	2010/08/15	09:47:40	50.6	51.7	49.3	51.1	52.6
2866	2010/08/15	09:47:45	51.4	48.3	50.0	49.3	47.7
2871	2010/08/15	09:47:50	53.1	48.4	49.9	47.8	47.4
2876	2010/08/15	09:47:55	48.0	47.7	47.7	47.7	49.7
2881	2010/08/15	09:48:00	48.1	49.0	47.8	47.4	48.2
2886	2010/08/15	09:48:05	50.3	49.4	48.8	50.0	48.6
2891	2010/08/15	09:48:10	49.5	48.9	49.2	50.8	51.3
2896	2010/08/15	09:48:15	52.3	55.0	58.1	61.1	61.1

2901	2010/08/15	09:48:20	63.6	63.8	61.8	61.1	59.1
2906	2010/08/15	09:48:25	58.2	55.1	53.3	53.3	53.8
2911	2010/08/15	09:48:30	54.7	52.7	50.4	49.3	49.1
2916	2010/08/15	09:48:35	49.0	49.2	50.3	49.4	48.9
2921	2010/08/15	09:48:40	49.6	50.6	50.3	50.7	50.2
2926	2010/08/15	09:48:45	50.8	50.5	51.6	56.0	53.8
2931	2010/08/15	09:48:50	56.0	52.3	53.7	51.0	52.8
2936	2010/08/15	09:48:55	52.6	50.5	49.8	53.3	53.1
2941	2010/08/15	09:49:00	53.5	53.9	55.9	56.1	55.3
2946	2010/08/15	09:49:05	55.3	57.3	55.9	56.7	60.1
2951	2010/08/15	09:49:10	57.7	59.6	56.9	56.4	57.0
2956	2010/08/15	09:49:15	57.8	60.9	62.5	62.8	63.1
2961	2010/08/15	09:49:20	63.2	62.8	62.5	59.7	59.4
2966	2010/08/15	09:49:25	61.0	65.1	62.9	62.4	60.8
2971	2010/08/15	09:49:30	60.0	59.1	57.6	58.1	60.4
2976	2010/08/15	09:49:35	63.7	64.0	67.4	68.2	66.3
2981	2010/08/15	09:49:40	65.9	62.6	61.5	61.4	60.6
2986	2010/08/15	09:49:45	59.9	60.8	61.0	60.7	59.7
2991	2010/08/15	09:49:50	57.9	57.5	57.0	56.1	57.8
2996	2010/08/15	09:49:55	59.4	59.6	60.5	58.7	58.0
3001	2010/08/15	09:50:00	57.5	56.9	56.2	54.4	54.7
3006	2010/08/15	09:50:05	53.1	51.5	51.6	52.8	53.0
3011	2010/08/15	09:50:10	54.6	56.9	58.4	62.2	64.7
3016	2010/08/15	09:50:15	63.8	63.8	63.8	63.7	64.9
3021	2010/08/15	09:50:20	64.1	63.8	62.5	61.4	60.7
3026	2010/08/15	09:50:25	61.2	60.3	59.0	58.0	58.7
3031	2010/08/15	09:50:30	57.8	56.7	56.4	54.3	55.4
3036	2010/08/15	09:50:35	56.7	56.1	58.0	60.4	63.4
3041	2010/08/15	09:50:40	64.0	65.2	59.4	56.2	57.2
3046	2010/08/15	09:50:45	52.7	56.4	50.8	49.9	53.6
3051	2010/08/15	09:50:50	51.3	50.8	50.1	50.9	50.1
3056	2010/08/15	09:50:55	52.7	50.9	49.3	51.1	50.9
3061	2010/08/15	09:51:00	51.4	51.8	52.7	54.6	56.2
3066	2010/08/15	09:51:05	57.5	58.1	60.2	60.6	60.1
3071	2010/08/15	09:51:10	61.3	61.1	61.7	61.7	60.8
3076	2010/08/15	09:51:15	58.2	55.2	54.0	54.2	54.2
3081	2010/08/15	09:51:20	54.8	56.6	56.9	57.5	55.5
3086	2010/08/15	09:51:25	56.1	53.0	51.9	50.9	50.4
3091	2010/08/15	09:51:30	49.9	50.1	49.7	50.2	51.1
3096	2010/08/15	09:51:35	54.1	54.2	55.2	55.5	55.6
3101	2010/08/15	09:51:40	55.8	56.4	54.9	56.0	56.2
3106	2010/08/15	09:51:45	56.6	57.3	56.2	52.9	51.6
3111	2010/08/15	09:51:50	51.7	51.4	52.3	54.5	56.6
3116	2010/08/15	09:51:55	58.1	58.0	56.6	52.6	52.4
3121	2010/08/15	09:52:00	50.0	49.7	50.1	49.6	50.4
3126	2010/08/15	09:52:05	52.1	54.3	59.5	59.8	59.7
3131	2010/08/15	09:52:10	59.7	58.7	58.6	58.5	57.8
3136	2010/08/15	09:52:15	56.5	56.1	54.2	54.4	55.9
3141	2010/08/15	09:52:20	58.1	61.2	64.6	66.5	66.5
3146	2010/08/15	09:52:25	68.4	66.1	63.8	63.5	61.7
3151	2010/08/15	09:52:30	63.1	62.7	60.3	60.7	59.1
3156	2010/08/15	09:52:35	54.6	52.8	51.5	50.2	50.9
3161	2010/08/15	09:52:40	51.0	51.9	53.2	53.0	54.7
3166	2010/08/15	09:52:45	55.9	56.5	57.1	53.5	54.9
3171	2010/08/15	09:52:50	51.8	52.3	52.2	54.3	53.0
3176	2010/08/15	09:52:55	56.2	60.5	64.2	61.9	60.4
3181	2010/08/15	09:53:00	57.0	56.0	61.3	58.2	56.7
3186	2010/08/15	09:53:05	57.0	57.2	59.8	62.4	65.8
3191	2010/08/15	09:53:10	69.2	68.2	67.1	68.4	66.8
3196	2010/08/15	09:53:15	64.8	63.2	61.1	59.1	58.6
3201	2010/08/15	09:53:20	58.8	59.5	64.5	66.2	63.0
3206	2010/08/15	09:53:25	62.1	60.2	57.0	56.3	54.8
3211	2010/08/15	09:53:30	52.4	53.1	52.6	50.7	50.4
3216	2010/08/15	09:53:35	50.4	50.2	49.4	50.6	49.8
3221	2010/08/15	09:53:40	49.5	50.9	49.6	50.6	50.8
3226	2010/08/15	09:53:45	49.9	50.2	52.0	53.7	52.7
3231	2010/08/15	09:53:50	52.6	54.0	55.8	58.5	59.3
3236	2010/08/15	09:53:55	61.1	63.7	64.0	63.8	61.1
3241	2010/08/15	09:54:00	58.7	56.4	54.3	53.9	52.6
3246	2010/08/15	09:54:05	53.3	54.8	56.2	58.2	58.7
3251	2010/08/15	09:54:10	57.6	56.6	56.8	54.4	52.8
3256	2010/08/15	09:54:15	51.9	53.1	52.9	55.1	58.9
3261	2010/08/15	09:54:20	59.3	58.9	58.3	54.4	52.3
3266	2010/08/15	09:54:25	51.8	50.9	50.4	51.5	50.4
3271	2010/08/15	09:54:30	48.8	49.0	51.2	48.9	50.9
3276	2010/08/15	09:54:35	49.8	52.6	55.1	54.1	53.9
3281	2010/08/15	09:54:40	54.1	53.0	53.4	53.2	54.1
3286	2010/08/15	09:54:45	52.4	52.6	54.2	55.0	57.2
3291	2010/08/15	09:54:50	59.8	60.4	61.4	61.1	60.0
3296	2010/08/15	09:54:55	56.0	54.8	53.0	51.6	51.6
3301	2010/08/15	09:55:00	51.8	50.3	50.4	50.0	50.7
3306	2010/08/15	09:55:05	49.7	50.0	50.5	52.3	53.7
3311	2010/08/15	09:55:10	53.9	56.8	61.2	67.1	66.0
3316	2010/08/15	09:55:15	64.6	65.1	62.1	59.7	58.6
3321	2010/08/15	09:55:20	58.5	58.6	58.6	60.4	61.7
3326	2010/08/15	09:55:25	64.8	68.3	69.1	68.5	65.2
3331	2010/08/15	09:55:30	60.8	58.5	56.8	56.4	58.0
3336	2010/08/15	09:55:35	57.7	57.9	53.6	52.9	52.4
3341	2010/08/15	09:55:40	51.9	52.1	52.5	54.1	56.2
3346	2010/08/15	09:55:45	59.4	53.7	53.3	54.7	57.1
3351	2010/08/15	09:55:50	57.2	61.9	65.7	64.4	63.2
3356	2010/08/15	09:55:55	57.3	56.8	57.3	51.9	50.1
3361	2010/08/15	09:56:00	51.0	51.5	51.4	52.5	52.4
3366	2010/08/15	09:56:05	53.2	56.4	55.6	54.7	54.8
3371	2010/08/15	09:56:10	52.8	51.1	50.8	50.5	51.3
3376	2010/08/15	09:56:15	52.6	55.5	58.6	59.3	58.6
3381	2010/08/15	09:56:20	59.8	58.7	57.3	57.2	59.0
3386	2010/08/15	09:56:25	57.6	56.8	54.9	53.3	51.2
3391	2010/08/15	09:56:30	50.9	50.8	50.7	50.5	50.8

3396	2010/08/15	09:56:35	51.0	51.3	52.1	54.1	54.5
3401	2010/08/15	09:56:40	57.2	59.5	61.4	61.6	59.3
3406	2010/08/15	09:56:45	56.9	56.2	52.2	50.3	50.2
3411	2010/08/15	09:56:50	54.5	50.3	50.7	52.4	53.4
3416	2010/08/15	09:56:55	55.6	59.1	59.9	60.8	60.1
3421	2010/08/15	09:57:00	58.9	58.2	60.6	61.9	62.6
3426	2010/08/15	09:57:05	63.5	62.8	63.3	63.1	59.9
3431	2010/08/15	09:57:10	55.7	54.3	54.4	55.1	58.8
3436	2010/08/15	09:57:15	59.9	59.3	61.3	62.4	62.0
3441	2010/08/15	09:57:20	60.0	57.8	57.2	57.2	57.0
3446	2010/08/15	09:57:25	57.4	57.0	57.7	57.7	59.7
3451	2010/08/15	09:57:30	59.7	58.6	55.5	51.1	50.1
3456	2010/08/15	09:57:35	49.9	48.3	50.5	48.3	48.5
3461	2010/08/15	09:57:40	48.9	47.8	47.6	48.5	50.2
3466	2010/08/15	09:57:45	48.6	47.7	48.7	50.2	50.1
3471	2010/08/15	09:57:50	51.2	56.1	50.6	50.7	50.2
3476	2010/08/15	09:57:55	50.5	54.1	54.9	56.6	56.5
3481	2010/08/15	09:58:00	58.6	59.9	62.5	65.5	67.4
3486	2010/08/15	09:58:05	65.9	64.6	63.3	64.9	67.6
3491	2010/08/15	09:58:10	68.5	66.9	65.8	61.8	63.5
3496	2010/08/15	09:58:15	66.2	69.7	69.4	69.1	66.0
3501	2010/08/15	09:58:20	63.7	63.6	65.9	67.4	69.1
3506	2010/08/15	09:58:25	69.4	68.1	65.6	64.4	65.7
3511	2010/08/15	09:58:30	66.4	64.6	63.6	60.2	56.5
3516	2010/08/15	09:58:35	57.1	59.7	55.0	54.5	53.2
3521	2010/08/15	09:58:40	54.6	52.9	54.1	56.7	58.0
3526	2010/08/15	09:58:45	58.7	57.6	56.5	54.4	53.5
3531	2010/08/15	09:58:50	51.7	50.8	49.9	51.0	50.2
3536	2010/08/15	09:58:55	50.4	51.2	51.5	52.6	52.9
3541	2010/08/15	09:59:00	53.6	55.7	57.2	59.3	63.0
3546	2010/08/15	09:59:05	66.0	65.4	66.3	64.6	61.2
3551	2010/08/15	09:59:10	61.8	61.2	62.4	62.1	65.6
3556	2010/08/15	09:59:15	67.7	67.0	66.9	65.3	67.8
3561	2010/08/15	09:59:20	66.6	65.0	64.5	67.4	72.1
3566	2010/08/15	09:59:25	72.1	71.7	70.6	65.2	61.6
3571	2010/08/15	09:59:30	58.1	56.9	59.0	58.1	58.4
3576	2010/08/15	09:59:35	55.9	53.1	51.0	50.8	49.7
3581	2010/08/15	09:59:40	50.8	49.6	49.2	49.3	50.4
3586	2010/08/15	09:59:45	51.6	50.4	51.3	53.9	56.1
3591	2010/08/15	09:59:50	57.8	59.4	59.4	58.7	54.6
3596	2010/08/15	09:59:55	54.8	56.3	59.4	60.8	63.1
3601	2010/08/15	10:00:00	62.6	63.6	63.8	62.9	63.2
3606	2010/08/15	10:00:05	63.2	61.9	58.9	57.8	56.9
3611	2010/08/15	10:00:10	57.3	57.6	59.2	58.3	56.8
3616	2010/08/15	10:00:15	58.4	59.2	60.8	62.9	59.3
3621	2010/08/15	10:00:20	58.3	55.6	54.6	55.9	55.2
3626	2010/08/15	10:00:25	53.7	53.2	54.3	55.8	58.5
3631	2010/08/15	10:00:30	57.5	57.7	53.3	52.3	53.8
3636	2010/08/15	10:00:35	54.7	56.2	57.4	58.8	57.6
3641	2010/08/15	10:00:40	58.0	57.7	58.5	59.3	59.5
3646	2010/08/15	10:00:45	58.1	54.1	53.7	54.7	56.8
3651	2010/08/15	10:00:50	58.6	59.3	58.5	58.1	57.5
3656	2010/08/15	10:00:55	56.8	56.1	52.2	52.2	52.7
3661	2010/08/15	10:01:00	53.2	54.5	57.3	58.3	59.1
3666	2010/08/15	10:01:05	61.0	60.9	61.1	61.8	63.3
3671	2010/08/15	10:01:10	63.3	65.1	66.6	66.0	64.4
3676	2010/08/15	10:01:15	64.2	63.3	61.7	59.4	58.5
3681	2010/08/15	10:01:20	59.7	59.9	56.9	55.5	56.4
3686	2010/08/15	10:01:25	57.0	59.9	59.0	58.9	56.6
3691	2010/08/15	10:01:30	57.4	56.4	56.5	55.2	55.8
3696	2010/08/15	10:01:35	56.9	59.1	60.1	59.9	59.2
3701	2010/08/15	10:01:40	57.6	55.7	54.6	54.8	54.0
3706	2010/08/15	10:01:45	54.0	53.4	53.6	54.1	56.0
3711	2010/08/15	10:01:50	55.7	57.0	56.8	55.7	56.5
3716	2010/08/15	10:01:55	57.8	58.7	58.4	58.8	59.1
3721	2010/08/15	10:02:00	56.8	54.9	55.0	56.0	55.9
3726	2010/08/15	10:02:05	57.1	56.6	57.7	62.0	63.0
3731	2010/08/15	10:02:10	63.8	62.7	62.3	62.7	62.7
3736	2010/08/15	10:02:15	62.8	61.0	60.0	59.9	59.6
3741	2010/08/15	10:02:20	59.5	60.2	59.8	61.3	61.9
3746	2010/08/15	10:02:25	61.5	61.1	59.8	60.1	62.0
3751	2010/08/15	10:02:30	63.0	60.6	58.9	59.3	56.1
3756	2010/08/15	10:02:35	55.0	52.4	52.1	51.5	51.3
3761	2010/08/15	10:02:40	49.8	51.0	50.0	49.9	50.2
3766	2010/08/15	10:02:45	50.2	50.3	48.7	49.0	49.8
3771	2010/08/15	10:02:50	51.2	51.4	54.8	57.6	57.4
3776	2010/08/15	10:02:55	57.7	58.0	59.3	58.8	57.9
3781	2010/08/15	10:03:00	56.1	57.2	60.4	61.9	61.1
3786	2010/08/15	10:03:05	61.0	61.6	64.7	66.3	69.3
3791	2010/08/15	10:03:10	69.8	67.9	64.9	61.6	60.5
3796	2010/08/15	10:03:15	60.7	61.1	62.5	71.5	72.8
3801	2010/08/15	10:03:20	70.3	64.5	60.1	59.7	57.7
3806	2010/08/15	10:03:25	54.3	53.9	55.1	58.1	56.8
3811	2010/08/15	10:03:30	56.5	53.3	51.1	51.5	50.9
3816	2010/08/15	10:03:35	52.3	52.5	55.2	56.9	58.9
3821	2010/08/15	10:03:40	58.8	58.1	53.8	52.4	53.3
3826	2010/08/15	10:03:45	53.0	54.2	54.9	55.6	56.1
3831	2010/08/15	10:03:50	56.5	56.0	55.1	54.0	54.6
3836	2010/08/15	10:03:55	56.2	58.9	57.1	54.4	56.7
3841	2010/08/15	10:04:00	61.6	64.9	65.8	66.2	65.4
3846	2010/08/15	10:04:05	65.7	64.5	65.6	64.9	61.4
3851	2010/08/15	10:04:10	58.9	56.9	56.5	57.2	60.2
3856	2010/08/15	10:04:15	60.9	60.3	56.5	55.1	55.3
3861	2010/08/15	10:04:20	57.6	60.1	61.1	61.1	61.1
3866	2010/08/15	10:04:25	59.7	59.4	56.9	57.3	56.4
3871	2010/08/15	10:04:30	55.2	54.8	54.5	55.1	55.2
3876	2010/08/15	10:04:35	55.8	55.1	55.3	55.1	52.0
3881	2010/08/15	10:04:40	49.6	49.5	49.9	49.1	49.3
3886	2010/08/15	10:04:45	50.0	50.9	52.3	55.5	60.4

3891	2010/08/15	10:04:50	63.7	64.4	64.0	63.2	61.3
3896	2010/08/15	10:04:55	60.4	62.0	61.0	61.7	61.3
3901	2010/08/15	10:05:00	60.3	58.2	57.0	55.3	53.7
3906	2010/08/15	10:05:05	51.6	52.2	51.4	50.5	50.2
3911	2010/08/15	10:05:10	49.2	49.8	48.8	48.9	49.1
3916	2010/08/15	10:05:15	50.5	50.1	50.4	50.7	49.9
3921	2010/08/15	10:05:20	48.9	49.4	49.7	52.5	52.3
3926	2010/08/15	10:05:25	50.7	50.7	49.5	49.5	49.8
3931	2010/08/15	10:05:30	50.8	49.7	49.6	49.9	50.6
3936	2010/08/15	10:05:35	51.2	52.6	53.5	52.6	55.1
3941	2010/08/15	10:05:40	56.3	57.7	60.2	58.9	57.0
3946	2010/08/15	10:05:45	53.7	52.7	55.0	57.0	61.3
3951	2010/08/15	10:05:50	67.4	66.2	65.4	61.3	59.6
3956	2010/08/15	10:05:55	59.0	59.4	58.6	58.4	58.3
3961	2010/08/15	10:06:00	62.3	61.4	62.8	59.7	57.3
3966	2010/08/15	10:06:05	57.3	55.9	55.4	56.1	53.5
3971	2010/08/15	10:06:10	54.0	57.6	56.7	56.6	56.8
3976	2010/08/15	10:06:15	54.9	53.2	54.9	58.1	57.8
3981	2010/08/15	10:06:20	56.0	55.6	56.1	56.4	56.7
3986	2010/08/15	10:06:25	56.1	56.6	54.9	53.7	54.4
3991	2010/08/15	10:06:30	54.5	56.3	58.2	59.1	59.1
3996	2010/08/15	10:06:35	55.1	53.5	53.7	52.9	53.7
4001	2010/08/15	10:06:40	54.1	54.1	56.4	58.9	61.4
4006	2010/08/15	10:06:45	62.6	63.9	64.4	64.1	64.3
4011	2010/08/15	10:06:50	64.1	63.9	63.5	63.8	64.0
4016	2010/08/15	10:06:55	66.2	67.3	66.6	67.5	64.2
4021	2010/08/15	10:07:00	62.3	61.5	61.3	60.3	59.1
4026	2010/08/15	10:07:05	58.6	59.8	58.3	58.9	58.4
4031	2010/08/15	10:07:10	58.5	58.0	58.8	58.3	57.1
4036	2010/08/15	10:07:15	58.0	53.5	52.2	51.4	50.6
4041	2010/08/15	10:07:20	51.9	54.1	56.2	58.2	58.3
4046	2010/08/15	10:07:25	59.3	59.1	57.2	60.0	61.0
4051	2010/08/15	10:07:30	61.9	62.6	62.2	61.2	65.2
4056	2010/08/15	10:07:35	66.1	66.2	64.4	62.7	60.7
4061	2010/08/15	10:07:40	57.8	58.3	59.2	58.9	58.4
4066	2010/08/15	10:07:45	55.1	53.4	52.9	52.6	53.4
4071	2010/08/15	10:07:50	54.4	55.3	59.1	59.5	60.0
4076	2010/08/15	10:07:55	60.6	64.0	57.5	56.9	52.1
4081	2010/08/15	10:08:00	53.1	53.2	55.0	57.1	56.1
4086	2010/08/15	10:08:05	57.5	58.3	56.8	56.5	55.0
4091	2010/08/15	10:08:10	53.6	54.0	53.7	56.4	58.0
4096	2010/08/15	10:08:15	58.6	63.2	65.7	64.6	65.1
4101	2010/08/15	10:08:20	62.0	59.7	59.5	57.6	55.0
4106	2010/08/15	10:08:25	54.3	53.5	55.0	57.4	58.4
4111	2010/08/15	10:08:30	59.6	59.9	59.3	58.8	58.3
4116	2010/08/15	10:08:35	56.1	55.2	55.7	56.3	56.1
4121	2010/08/15	10:08:40	59.4	60.8	61.7	62.6	65.3
4126	2010/08/15	10:08:45	66.0	66.5	65.0	64.1	61.6
4131	2010/08/15	10:08:50	59.6	59.9	58.1	59.7	61.6
4136	2010/08/15	10:08:55	55.8	54.4	53.7	53.7	52.3
4141	2010/08/15	10:09:00	52.3	51.1	51.0	50.4	50.5
4146	2010/08/15	10:09:05	54.2	50.8	50.4	51.1	52.3
4151	2010/08/15	10:09:10	52.3	52.8	53.7	54.3	56.4
4156	2010/08/15	10:09:15	56.6	59.8	62.9	64.5	65.9
4161	2010/08/15	10:09:20	64.4	64.0	63.6	65.0	66.9
4166	2010/08/15	10:09:25	67.0	66.5	62.5	61.7	59.6
4171	2010/08/15	10:09:30	55.4	57.1	54.0	53.9	53.4
4176	2010/08/15	10:09:35	58.3	60.6	71.7	69.2	67.3
4181	2010/08/15	10:09:40	65.9	62.9	67.0	65.1	62.0
4186	2010/08/15	10:09:45	59.0	64.3	61.6	60.6	55.7
4191	2010/08/15	10:09:50	55.4	58.4	53.4	56.1	51.5
4196	2010/08/15	10:09:55	51.9	52.8	57.3	52.5	52.6
4201	2010/08/15	10:10:00	53.4	49.3	50.0	49.2	48.7
4206	2010/08/15	10:10:05	48.8	49.0	49.2	49.3	49.0
4211	2010/08/15	10:10:10	48.8	48.9	49.2	48.2	48.4
4216	2010/08/15	10:10:15	49.1	50.0	50.0	49.9	51.6
4221	2010/08/15	10:10:20	53.0	54.9	58.3	58.8	59.0
4226	2010/08/15	10:10:25	58.3	57.4	57.3	57.9	59.2
4231	2010/08/15	10:10:30	61.0	61.6	60.9	60.5	59.1
4236	2010/08/15	10:10:35	57.8	57.5	55.5	56.0	58.8
4241	2010/08/15	10:10:40	62.1	61.7	61.5	63.6	61.5
4246	2010/08/15	10:10:45	61.7	60.6	60.7	62.3	63.1
4251	2010/08/15	10:10:50	61.0	60.9	60.1	57.4	55.7
4256	2010/08/15	10:10:55	53.9	53.1	54.7	56.7	57.3
4261	2010/08/15	10:11:00	55.1	56.0	55.8	54.3	53.7
4266	2010/08/15	10:11:05	52.6	52.0	52.8	53.9	55.9
4271	2010/08/15	10:11:10	57.7	59.1	61.4	62.5	62.4
4276	2010/08/15	10:11:15	62.9	62.4	65.4	66.9	68.6
4281	2010/08/15	10:11:20	68.7	68.0	66.9	65.8	62.1
4286	2010/08/15	10:11:25	61.2	61.6	62.2	60.0	58.7
4291	2010/08/15	10:11:30	56.6	55.5	54.7	56.5	59.4
4296	2010/08/15	10:11:35	62.2	60.9	60.3	59.3	59.5
4301	2010/08/15	10:11:40	60.7	61.6	60.8	59.2	58.4
4306	2010/08/15	10:11:45	56.8	53.4	53.8	51.7	50.9
4311	2010/08/15	10:11:50	51.5	51.2	51.3	50.8	50.7
4316	2010/08/15	10:11:55	50.9	51.8	53.0	54.1	57.0
4321	2010/08/15	10:12:00	60.4	61.3	64.6	63.1	62.1
4326	2010/08/15	10:12:05	61.1	59.8	59.1	60.0	63.1
4331	2010/08/15	10:12:10	65.5	65.0	61.6	59.1	57.4
4336	2010/08/15	10:12:15	57.5	58.0	55.4	57.0	60.7
4341	2010/08/15	10:12:20	60.4	62.2	61.0	58.9	57.3
4346	2010/08/15	10:12:25	56.5	55.5	57.2	60.5	58.7
4351	2010/08/15	10:12:30	57.8	55.4	54.2	51.8	52.0
4356	2010/08/15	10:12:35	51.1	52.8	53.4	54.6	53.0
4361	2010/08/15	10:12:40	53.2	52.0	50.3	49.4	49.8
4366	2010/08/15	10:12:45	52.5	52.6	53.3	55.6	58.7
4371	2010/08/15	10:12:50	60.0	60.8	53.6	52.9	52.0
4376	2010/08/15	10:12:55	52.4	51.6	51.6	51.4	53.5
4381	2010/08/15	10:13:00	56.1	58.5	60.2	62.8	66.4

4386	2010/08/15	10:13:05	68.4	67.3	66.8	65.2	63.9
4391	2010/08/15	10:13:10	59.8	57.7	56.3	55.2	56.3
4396	2010/08/15	10:13:15	57.3	58.3	58.6	57.8	54.6
4401	2010/08/15	10:13:20	57.2	59.0	59.5	58.6	57.5
4406	2010/08/15	10:13:25	57.6	56.0	54.9	53.0	51.7
4411	2010/08/15	10:13:30	51.5	52.0	51.3	51.2	52.5
4416	2010/08/15	10:13:35	51.6	52.4	53.4	54.8	55.9
4421	2010/08/15	10:13:40	56.0	54.8	53.4	53.9	52.9
4426	2010/08/15	10:13:45	51.7	51.5	51.4	52.3	52.8
4431	2010/08/15	10:13:50	54.0	55.5	57.1	56.2	57.2
4436	2010/08/15	10:13:55	59.1	58.8	59.6	68.1	62.5
4441	2010/08/15	10:14:00	67.8	68.2	66.7	66.9	65.7
4446	2010/08/15	10:14:05	65.3	63.5	61.5	60.5	61.8
4451	2010/08/15	10:14:10	62.1	61.4	60.5	60.4	58.3
4456	2010/08/15	10:14:15	57.9	58.9	60.4	59.2	59.2
4461	2010/08/15	10:14:20	59.5	57.6	55.7	54.9	53.5
4466	2010/08/15	10:14:25	54.1	53.5	54.1	54.8	56.0
4471	2010/08/15	10:14:30	59.0	63.4	63.0	62.7	60.4
4476	2010/08/15	10:14:35	60.0	61.7	64.2	63.8	63.7
4481	2010/08/15	10:14:40	63.1	63.9	64.8	66.6	68.5
4486	2010/08/15	10:14:45	68.3	68.4	67.5	66.0	64.9
4491	2010/08/15	10:14:50	63.0	59.2	58.1	57.2	57.5
4496	2010/08/15	10:14:55	59.2	58.9	58.8	56.7	55.3
4501	2010/08/15	10:15:00	54.1	53.8	52.9	53.4	56.2
4506	2010/08/15	10:15:05	57.3	63.2	63.8	65.2	64.1
4511	2010/08/15	10:15:10	61.6	61.1	57.9	57.5	57.4
4516	2010/08/15	10:15:15	58.7	60.5	58.0	58.2	56.2
4521	2010/08/15	10:15:20	54.9	53.9	52.8	53.3	51.7
4526	2010/08/15	10:15:25	51.1	51.2	52.7	51.3	51.2
4531	2010/08/15	10:15:30	51.9	51.6	51.4	51.3	51.2
4536	2010/08/15	10:15:35	51.3	50.7	50.2	51.6	51.4
4541	2010/08/15	10:15:40	50.2	49.9	50.0	49.5	49.4
4546	2010/08/15	10:15:45	49.7	49.7	50.5	49.3	50.2
4551	2010/08/15	10:15:50	48.9	50.7	50.6	50.5	50.3
4556	2010/08/15	10:15:55	49.4	50.3	52.2	51.8	52.0
4561	2010/08/15	10:16:00	54.1	56.5	58.0	57.5	58.6
4566	2010/08/15	10:16:05	60.9	64.1	65.7	64.5	63.9
4571	2010/08/15	10:16:10	64.1	63.4	63.9	63.0	65.4
4576	2010/08/15	10:16:15	66.0	65.4	65.1	63.6	61.6
4581	2010/08/15	10:16:20	60.1	58.8	58.8	58.1	56.9
4586	2010/08/15	10:16:25	56.5	56.4	55.5	57.1	58.9
4591	2010/08/15	10:16:30	58.6	59.0	57.7	57.1	55.2
4596	2010/08/15	10:16:35	55.0	54.1	53.1	53.2	55.4
4601	2010/08/15	10:16:40	56.5	60.1	65.7	62.5	61.5
4606	2010/08/15	10:16:45	57.2	59.7	60.2	64.6	57.7
4611	2010/08/15	10:16:50	53.2	53.5	51.4	52.2	55.5
4616	2010/08/15	10:16:55	58.4	59.6	58.4	58.2	56.0
4621	2010/08/15	10:17:00	53.5	52.6	52.1	56.6	54.3
4626	2010/08/15	10:17:05	55.9	53.4	53.7	55.6	57.2
4631	2010/08/15	10:17:10	58.9	60.4	61.5	63.9	67.0
4636	2010/08/15	10:17:15	67.9	67.2	63.5	61.8	60.8
4641	2010/08/15	10:17:20	60.1	57.5	56.4	55.4	54.0
4646	2010/08/15	10:17:25	54.5	55.8	56.4	55.4	53.3
4651	2010/08/15	10:17:30	54.3	54.1	53.8	52.6	51.1
4656	2010/08/15	10:17:35	50.5	51.4	51.8	52.0	53.3
4661	2010/08/15	10:17:40	54.9	55.8	56.2	55.6	54.3
4666	2010/08/15	10:17:45	52.5	51.3	51.4	51.5	53.6
4671	2010/08/15	10:17:50	55.8	55.7	58.5	66.2	68.8
4676	2010/08/15	10:17:55	67.8	65.8	63.5	61.5	59.6
4681	2010/08/15	10:18:00	61.6	58.1	60.2	57.9	59.6
4686	2010/08/15	10:18:05	59.2	59.7	64.5	59.5	58.0
4691	2010/08/15	10:18:10	55.6	65.0	67.5	65.9	62.0
4696	2010/08/15	10:18:15	59.1	58.3	57.2	58.3	55.8
4701	2010/08/15	10:18:20	55.5	53.5	54.0	53.9	54.3
4706	2010/08/15	10:18:25	55.1	54.6	58.6	56.8	63.0
4711	2010/08/15	10:18:30	62.0	54.9	51.7	56.0	52.1
4716	2010/08/15	10:18:35	55.0	55.4	52.7	55.7	52.7
4721	2010/08/15	10:18:40	51.8	51.3	53.7	56.4	55.9
4726	2010/08/15	10:18:45	57.8	58.6	60.0	60.4	58.6
4731	2010/08/15	10:18:50	57.5	57.0	54.8	55.4	54.6
4736	2010/08/15	10:18:55	54.1	54.1	54.8	56.6	57.6
4741	2010/08/15	10:19:00	57.0	57.3	59.1	64.7	64.6
4746	2010/08/15	10:19:05	62.3	60.7	62.4	63.0	62.4
4751	2010/08/15	10:19:10	61.2	61.1	60.5	58.7	58.6
4756	2010/08/15	10:19:15	57.6	57.9	63.2	59.4	61.6
4761	2010/08/15	10:19:20	61.3	66.7	59.4	58.2	58.6
4766	2010/08/15	10:19:25	59.2	58.4	57.2	56.1	54.3
4771	2010/08/15	10:19:30	56.8	57.8	56.9	57.4	54.1
4776	2010/08/15	10:19:35	53.8	56.4	53.5	53.5	54.3
4781	2010/08/15	10:19:40	55.2	57.6	56.7	56.8	58.5
4786	2010/08/15	10:19:45	63.5	64.3	72.6	78.8	78.4
4791	2010/08/15	10:19:50	72.7	68.6	64.7	64.9	72.5
4796	2010/08/15	10:19:55	58.3	57.6	57.9	56.8	56.5
4801	2010/08/15	10:20:00	56.6	55.6	55.8	57.0	56.8
4806	2010/08/15	10:20:05	60.7	60.4	62.9	62.3	63.1
4811	2010/08/15	10:20:10	62.6	61.5	59.4	59.8	60.7
4816	2010/08/15	10:20:15	59.7	59.6	59.5	59.1	58.3
4821	2010/08/15	10:20:20	60.6	59.3	61.6	60.5	61.1
4826	2010/08/15	10:20:25	62.3	61.6	61.4	60.5	58.4
4831	2010/08/15	10:20:30	56.7	55.0	56.9	56.1	54.3
4836	2010/08/15	10:20:35	55.8	55.1	63.9	62.9	62.7
4841	2010/08/15	10:20:40	59.0	64.4	55.6	60.7	53.1
4846	2010/08/15	10:20:45	52.2	54.6	59.5	50.4	49.4
4851	2010/08/15	10:20:50	50.1	55.3	56.0	52.9	50.4
4856	2010/08/15	10:20:55	49.5	54.2	58.6	60.0	52.9
4861	2010/08/15	10:21:00	58.1	65.9	59.4	51.9	52.1
4866	2010/08/15	10:21:05	52.3	55.0	64.6	52.8	50.8
4871	2010/08/15	10:21:10	50.2	52.1	54.2	50.4	49.9
4876	2010/08/15	10:21:15	51.6	50.3	55.2	52.7	52.8

4881	2010/08/15	10:21:20	50.2	52.4	50.2	50.7	50.4
4886	2010/08/15	10:21:25	50.7	52.0	51.7	52.7	52.4
4891	2010/08/15	10:21:30	53.2	59.2	56.1	56.3	56.7
4896	2010/08/15	10:21:35	55.4	53.2	52.9	52.3	51.2
4901	2010/08/15	10:21:40	51.6	52.4	52.6	53.4	53.6
4906	2010/08/15	10:21:45	55.2	54.0	54.0	54.1	56.2
4911	2010/08/15	10:21:50	56.5	58.4	59.1	61.7	63.6
4916	2010/08/15	10:21:55	63.3	61.7	58.6	55.3	54.8
4921	2010/08/15	10:22:00	54.2	52.4	50.8	49.7	49.4
4926	2010/08/15	10:22:05	49.3	56.3	51.6	54.0	52.4
4931	2010/08/15	10:22:10	51.7	51.2	53.0	51.5	52.5
4936	2010/08/15	10:22:15	50.6	49.8	49.1	50.7	53.6
4941	2010/08/15	10:22:20	54.1	58.4	55.2	56.3	55.4
4946	2010/08/15	10:22:25	54.2	54.3	53.8	53.4	57.5
4951	2010/08/15	10:22:30	58.7	60.7	61.1	59.7	59.1
4956	2010/08/15	10:22:35	59.1	59.7	59.8	59.7	59.5
4961	2010/08/15	10:22:40	58.2	56.1	54.1	54.0	52.4
4966	2010/08/15	10:22:45	51.7	50.9	50.4	50.4	51.4
4971	2010/08/15	10:22:50	53.2	54.9	55.9	56.1	55.3
4976	2010/08/15	10:22:55	53.9	53.4	52.7	52.6	52.9
4981	2010/08/15	10:23:00	53.9	51.5	50.6	49.9	50.8
4986	2010/08/15	10:23:05	51.3	53.2	52.6	53.8	57.3
4991	2010/08/15	10:23:10	57.7	60.4	62.1	62.4	62.4
4996	2010/08/15	10:23:15	61.5	65.4	68.1	65.5	66.7
5001	2010/08/15	10:23:20	69.5	67.8	64.3	63.3	61.4
5006	2010/08/15	10:23:25	62.6	64.2	64.6	65.4	65.1
5011	2010/08/15	10:23:30	63.6	62.3	61.2	59.9	58.7
5016	2010/08/15	10:23:35	63.3	56.1	58.5	61.6	60.5
5021	2010/08/15	10:23:40	59.5	59.9	58.9	61.2	60.4
5026	2010/08/15	10:23:45	59.6	57.0	54.1	53.1	53.8
5031	2010/08/15	10:23:50	57.7	60.2	60.6	62.5	60.5
5036	2010/08/15	10:23:55	58.2	57.1	55.3	56.2	56.0
5041	2010/08/15	10:24:00	56.1	52.9	50.6	50.4	50.0
5046	2010/08/15	10:24:05	49.3	49.1	48.7	48.1	48.1
5051	2010/08/15	10:24:10	48.9	48.8	48.4	48.8	49.3
5056	2010/08/15	10:24:15	50.0	50.6	50.4	52.3	53.9
5061	2010/08/15	10:24:20	57.2	59.4	59.1	58.7	58.4
5066	2010/08/15	10:24:25	57.4	56.7	58.1	60.3	61.8
5071	2010/08/15	10:24:30	62.6	61.0	58.2	54.2	52.4
5076	2010/08/15	10:24:35	50.8	49.8	49.5	49.7	49.5
5081	2010/08/15	10:24:40	49.1	48.9	49.1	48.8	48.6
5086	2010/08/15	10:24:45	49.9	51.2	49.1	48.9	49.1
5091	2010/08/15	10:24:50	48.6	49.1	49.6	48.7	49.4
5096	2010/08/15	10:24:55	49.7	49.4	48.8	49.8	50.7
5101	2010/08/15	10:25:00	51.4	53.7	56.2	56.8	56.3
5106	2010/08/15	10:25:05	53.7	51.3	51.8	52.4	56.4
5111	2010/08/15	10:25:10	59.2	59.6	61.1	61.9	62.7
5116	2010/08/15	10:25:15	61.8	61.5	59.7	55.1	52.4
5121	2010/08/15	10:25:20	51.4	51.1	50.6	51.2	52.5
5126	2010/08/15	10:25:25	52.9	55.7	57.0	58.1	58.2
5131	2010/08/15	10:25:30	59.6	54.4	53.3	53.1	53.9
5136	2010/08/15	10:25:35	54.5	56.5	57.0	55.7	55.7
5141	2010/08/15	10:25:40	52.7	51.6	51.8	50.8	51.6
5146	2010/08/15	10:25:45	51.6	51.0	51.7	52.2	52.2
5151	2010/08/15	10:25:50	52.8	55.3	53.7	52.9	53.8
5156	2010/08/15	10:25:55	54.9	54.7	56.3	59.5	59.5
5161	2010/08/15	10:26:00	60.4	60.1	60.4	60.2	61.2
5166	2010/08/15	10:26:05	63.6	62.5	60.8	61.6	59.9
5171	2010/08/15	10:26:10	57.5	54.9	55.8	56.1	57.6
5176	2010/08/15	10:26:15	61.4	61.0	60.8	61.1	61.0
5181	2010/08/15	10:26:20	60.0	59.3	57.1	56.4	55.9
5186	2010/08/15	10:26:25	56.6	57.9	57.6	58.1	58.0
5191	2010/08/15	10:26:30	58.8	57.7	58.2	57.2	59.7
5196	2010/08/15	10:26:35	60.5	61.8	61.0	60.7	62.4
5201	2010/08/15	10:26:40	61.7	61.9	60.3	61.4	64.2
5206	2010/08/15	10:26:45	66.6	67.7	69.3	72.8	75.2
5211	2010/08/15	10:26:50	72.9	71.4	67.3	63.8	61.0
5216	2010/08/15	10:26:55	57.9	58.9	58.7	58.1	58.2
5221	2010/08/15	10:27:00	57.8	56.3	54.6	51.9	51.1
5226	2010/08/15	10:27:05	50.3	50.0	49.2	49.1	50.3
5231	2010/08/15	10:27:10	50.1	49.4	50.0	50.0	50.7
5236	2010/08/15	10:27:15	51.2	50.0	50.1	49.9	49.7
5241	2010/08/15	10:27:20	49.6	49.5	49.1	49.4	49.4
5246	2010/08/15	10:27:25	50.3	50.8	54.3	56.2	55.8
5251	2010/08/15	10:27:30	55.5	52.4	52.0	50.8	50.4
5256	2010/08/15	10:27:35	51.3	51.0	50.1	51.0	50.0
5261	2010/08/15	10:27:40	49.5	50.2	50.9	51.7	51.2
5266	2010/08/15	10:27:45	53.4	53.3	55.3	55.3	56.9
5271	2010/08/15	10:27:50	54.7	55.8	56.5	55.7	54.6
5276	2010/08/15	10:27:55	52.8	52.7	54.8	55.9	60.8
5281	2010/08/15	10:28:00	63.3	63.5	61.6	58.4	57.4
5286	2010/08/15	10:28:05	57.4	57.3	59.6	58.9	58.1
5291	2010/08/15	10:28:10	57.1	55.5	55.2	55.1	57.4
5296	2010/08/15	10:28:15	61.5	62.5	63.0	63.0	60.9
5301	2010/08/15	10:28:20	58.7	56.6	53.8	52.3	52.6
5306	2010/08/15	10:28:25	52.6	51.7	52.4	50.7	50.7
5311	2010/08/15	10:28:30	49.8	50.3	50.9	51.6	52.1
5316	2010/08/15	10:28:35	52.3	53.0	55.6	56.4	59.2
5321	2010/08/15	10:28:40	63.2	63.9	58.9	60.2	61.1
5326	2010/08/15	10:28:45	56.8	54.1	52.4	51.0	51.0
5331	2010/08/15	10:28:50	51.2	50.6	50.7	51.6	52.2
5336	2010/08/15	10:28:55	55.0	57.7	58.9	58.1	56.9
5341	2010/08/15	10:29:00	55.9	53.8	53.1	51.6	51.7
5346	2010/08/15	10:29:05	50.3	50.0	49.3	49.7	49.6
5351	2010/08/15	10:29:10	50.2	51.1	52.4	55.6	60.9
5356	2010/08/15	10:29:15	58.8	58.4	55.8	54.1	51.4
5361	2010/08/15	10:29:20	51.0	51.1	49.7	49.9	50.1
5366	2010/08/15	10:29:25	49.6	50.2	50.0	50.1	50.8
5371	2010/08/15	10:29:30	52.9	53.5	54.8	57.5	58.0

5376	2010/08/15	10:29:35	58.3	59.4	60.6	63.2	66.6
5381	2010/08/15	10:29:40	62.7	62.1	61.7	57.6	53.1
5386	2010/08/15	10:29:45	53.0	51.9	51.4	52.4	53.8
5391	2010/08/15	10:29:50	54.4	58.2	58.9	59.3	59.7
5396	2010/08/15	10:29:55	58.2	57.4	56.9	57.7	57.6
5401	2010/08/15	10:30:00	56.0	57.4	53.9	52.5	51.5
5406	2010/08/15	10:30:05	51.4	50.9	50.8	50.4	50.1
5411	2010/08/15	10:30:10	50.0	51.6	53.5	56.0	57.6
5416	2010/08/15	10:30:15	57.8	57.0	54.3	52.8	51.4
5421	2010/08/15	10:30:20	51.1	50.1	49.7	49.4	49.4
5426	2010/08/15	10:30:25	48.6	48.5	48.1	48.6	47.5
5431	2010/08/15	10:30:30	47.3	47.9	48.4	49.3	49.6
5436	2010/08/15	10:30:35	50.2	49.6	48.9	48.0	48.1
5441	2010/08/15	10:30:40	48.4	48.5	48.9	49.2	49.8
5446	2010/08/15	10:30:45	50.0	50.8	55.0	56.5	57.8
5451	2010/08/15	10:30:50	57.5	57.2	56.4	55.5	57.0
5456	2010/08/15	10:30:55	57.6	57.3	57.8	56.6	55.9
5461	2010/08/15	10:31:00	58.0	57.5	57.8	57.9	55.6
5466	2010/08/15	10:31:05	54.5	53.0	51.5	52.2	52.3
5471	2010/08/15	10:31:10	51.6	50.7	50.7	51.0	50.1
5476	2010/08/15	10:31:15	52.5	52.1	54.3	54.9	54.8
5481	2010/08/15	10:31:20	52.6	52.6	52.7	52.9	54.1
5486	2010/08/15	10:31:25	59.0	55.6	51.8	54.1	54.5
5491	2010/08/15	10:31:30	51.2	57.4	52.2	54.6	51.3
5496	2010/08/15	10:31:35	55.3	54.5	59.2	59.4	57.8
5501	2010/08/15	10:31:40	56.4	57.5	59.0	60.0	54.8
5506	2010/08/15	10:31:45	53.9	57.1	58.6	60.2	60.9
5511	2010/08/15	10:31:50	60.2	61.5	60.5	60.0	58.9
5516	2010/08/15	10:31:55	56.7	54.4	55.8	53.3	52.6
5521	2010/08/15	10:32:00	52.8	54.8	55.4	57.3	60.5
5526	2010/08/15	10:32:05	63.9	65.8	65.4	66.0	64.2
5531	2010/08/15	10:32:10	61.6	60.6	58.1	56.3	57.2
5536	2010/08/15	10:32:15	59.4	59.6	60.3	59.0	57.6
5541	2010/08/15	10:32:20	55.7	54.5	53.2	53.0	52.5
5546	2010/08/15	10:32:25	52.5	53.3	53.1	53.0	53.2
5551	2010/08/15	10:32:30	53.0	54.1	54.8	55.1	57.7
5556	2010/08/15	10:32:35	58.0	57.9	58.4	58.6	57.3
5561	2010/08/15	10:32:40	56.6	56.4	59.5	62.5	62.4
5566	2010/08/15	10:32:45	63.2	63.2	63.5	63.1	64.4
5571	2010/08/15	10:32:50	63.7	61.9	60.4	58.6	58.4
5576	2010/08/15	10:32:55	58.6	58.8	59.8	59.7	57.8
5581	2010/08/15	10:33:00	57.1	56.2	55.6	54.3	54.2
5586	2010/08/15	10:33:05	56.0	59.1	60.4	60.4	59.7
5591	2010/08/15	10:33:10	58.1	57.5	59.0	60.2	60.7
5596	2010/08/15	10:33:15	64.0	64.2	63.3	62.8	58.6
5601	2010/08/15	10:33:20	56.2	56.5	57.2	57.7	57.8
5606	2010/08/15	10:33:25	56.4	57.2	58.9	59.6	60.7
5611	2010/08/15	10:33:30	58.3	58.3	58.8	59.9	60.5
5616	2010/08/15	10:33:35	59.5	60.0	60.0	59.6	58.3
5621	2010/08/15	10:33:40	57.6	59.2	59.4	59.9	60.2
5626	2010/08/15	10:33:45	59.5	59.2	61.5	60.1	59.4
5631	2010/08/15	10:33:50	61.5	64.8	66.0	67.3	67.0
5636	2010/08/15	10:33:55	67.3	61.8	58.2	59.0	59.1
5641	2010/08/15	10:34:00	56.4	58.1	59.5	60.8	60.3
5646	2010/08/15	10:34:05	58.3	53.7	52.2	50.9	50.0
5651	2010/08/15	10:34:10	50.3	49.7	50.1	49.2	48.5
5656	2010/08/15	10:34:15	49.3	49.0	49.3	49.4	49.0
5661	2010/08/15	10:34:20	50.6	49.4	50.1	49.0	49.5
5666	2010/08/15	10:34:25	49.3	49.4	49.1	48.3	48.7
5671	2010/08/15	10:34:30	49.6	48.6	49.0	48.7	49.2
5676	2010/08/15	10:34:35	50.1	49.9	50.0	51.4	52.8
5681	2010/08/15	10:34:40	57.0	57.5	58.2	60.2	60.2
5686	2010/08/15	10:34:45	61.7	59.3	59.2	58.9	58.5
5691	2010/08/15	10:34:50	56.4	57.2	54.9	53.2	51.7
5696	2010/08/15	10:34:55	51.3	51.7	51.5	52.7	54.8
5701	2010/08/15	10:35:00	58.9	62.7	60.5	60.6	58.9
5706	2010/08/15	10:35:05	57.0	58.6	58.5	58.3	53.7
5711	2010/08/15	10:35:10	53.7	53.8	55.0	57.3	57.0
5716	2010/08/15	10:35:15	55.1	55.0	52.2	50.2	49.9
5721	2010/08/15	10:35:20	49.9	49.9	50.3	49.6	49.8
5726	2010/08/15	10:35:25	51.2	53.1	54.6	57.6	60.8
5731	2010/08/15	10:35:30	62.6	61.8	60.9	57.3	55.3
5736	2010/08/15	10:35:35	56.0	58.5	58.6	59.7	60.6
5741	2010/08/15	10:35:40	59.3	58.1	55.5	54.8	54.3
5746	2010/08/15	10:35:45	53.7	53.9	52.9	52.4	51.6
5751	2010/08/15	10:35:50	51.1	52.4	53.7	57.2	60.0
5756	2010/08/15	10:35:55	61.7	60.0	57.9	56.6	55.6
5761	2010/08/15	10:36:00	53.4	54.1	54.3	55.9	59.4
5766	2010/08/15	10:36:05	59.5	58.2	58.0	57.6	56.8
5771	2010/08/15	10:36:10	57.4	57.4	57.7	54.8	53.8
5776	2010/08/15	10:36:15	53.5	55.1	52.0	52.4	53.4
5781	2010/08/15	10:36:20	51.6	52.2	53.0	56.5	55.0
5786	2010/08/15	10:36:25	57.5	63.1	66.2	64.9	66.2
5791	2010/08/15	10:36:30	63.8	64.3	63.9	63.7	63.6
5796	2010/08/15	10:36:35	63.8	62.9	62.5	60.2	58.8
5801	2010/08/15	10:36:40	58.3	55.7	55.0	56.5	58.3
5806	2010/08/15	10:36:45	60.6	61.9	63.1	62.6	61.8
5811	2010/08/15	10:36:50	63.0	65.5	62.4	57.8	55.9
5816	2010/08/15	10:36:55	57.0	55.8	57.9	57.8	58.0
5821	2010/08/15	10:37:00	56.6	54.6	52.6	52.4	52.8
5826	2010/08/15	10:37:05	53.5	51.1	52.5		

Measurement 2 - 15 minutes

-	Freq	Weight	:	A		
-	Time	Weight	:	FAST		
-	Level	Range	:	40-100		
-	Max	dB	:	70.5 -	10/12/2015	8:25:00
-	Level	Range	:	40-100		
-	SEL	:	84.7			
-	Leq	:	55.2			
-						

No.s	Date	Time	(dB)
1	10/12/2015	8:25:01 AM	54.1
2	10/12/2015	8:25:02 AM	53.3
3	10/12/2015	8:25:03 AM	53.8
4	10/12/2015	8:25:04 AM	52.1
5	10/12/2015	8:25:05 AM	51.3
6	10/12/2015	8:25:06 AM	51.1
7	10/12/2015	8:25:07 AM	51.5
8	10/12/2015	8:25:08 AM	51.3
9	10/12/2015	8:25:09 AM	50.9
10	10/12/2015	8:25:10 AM	49.8
11	10/12/2015	8:25:11 AM	49.9
12	10/12/2015	8:25:12 AM	50
13	10/12/2015	8:25:13 AM	49.1
14	10/12/2015	8:25:14 AM	49.3
15	10/12/2015	8:25:15 AM	49.7
16	10/12/2015	8:25:16 AM	50.8
17	10/12/2015	8:25:17 AM	50.5
18	10/12/2015	8:25:18 AM	50.9
19	10/12/2015	8:25:19 AM	50.4
20	10/12/2015	8:25:20 AM	51.1
21	10/12/2015	8:25:21 AM	50.9
22	10/12/2015	8:25:22 AM	50
23	10/12/2015	8:25:23 AM	50.2
24	10/12/2015	8:25:24 AM	51.5
25	10/12/2015	8:25:25 AM	50.6
26	10/12/2015	8:25:26 AM	49.7
27	10/12/2015	8:25:27 AM	51.1
28	10/12/2015	8:25:28 AM	51.1
29	10/12/2015	8:25:29 AM	49.4
30	10/12/2015	8:25:30 AM	49.6
31	10/12/2015	8:25:31 AM	49.8
32	10/12/2015	8:25:32 AM	49.6
33	10/12/2015	8:25:33 AM	49.5
34	10/12/2015	8:25:34 AM	49.8
35	10/12/2015	8:25:35 AM	49.7
36	10/12/2015	8:25:36 AM	53.3
37	10/12/2015	8:25:37 AM	50.4

38	10/12/2015	8:25:38 AM	51
39	10/12/2015	8:25:39 AM	50.5
40	10/12/2015	8:25:40 AM	51.3
41	10/12/2015	8:25:41 AM	51.5
42	10/12/2015	8:25:42 AM	49.9
43	10/12/2015	8:25:43 AM	50.8
44	10/12/2015	8:25:44 AM	51
45	10/12/2015	8:25:45 AM	51.4
46	10/12/2015	8:25:46 AM	51.9
47	10/12/2015	8:25:47 AM	51.9
48	10/12/2015	8:25:48 AM	52.3
49	10/12/2015	8:25:49 AM	51.4
50	10/12/2015	8:25:50 AM	51.8
51	10/12/2015	8:25:51 AM	52.5
52	10/12/2015	8:25:52 AM	53.5
53	10/12/2015	8:25:53 AM	54.4
54	10/12/2015	8:25:54 AM	54.3
55	10/12/2015	8:25:55 AM	54.4
56	10/12/2015	8:25:56 AM	55.9
57	10/12/2015	8:25:57 AM	55.8
58	10/12/2015	8:25:58 AM	56.5
59	10/12/2015	8:25:59 AM	56.6
60	10/12/2015	8:26:00 AM	56
61	10/12/2015	8:26:01 AM	56.6
62	10/12/2015	8:26:02 AM	57.2
63	10/12/2015	8:26:03 AM	56.9
64	10/12/2015	8:26:04 AM	57.2
65	10/12/2015	8:26:05 AM	58.6
66	10/12/2015	8:26:06 AM	57.6
67	10/12/2015	8:26:07 AM	58.7
68	10/12/2015	8:26:08 AM	58.9
69	10/12/2015	8:26:09 AM	58.3
70	10/12/2015	8:26:10 AM	59.7
71	10/12/2015	8:26:11 AM	61.1
72	10/12/2015	8:26:12 AM	60.1
73	10/12/2015	8:26:13 AM	59.2
74	10/12/2015	8:26:14 AM	59.7
75	10/12/2015	8:26:15 AM	58.1
76	10/12/2015	8:26:16 AM	61.3
77	10/12/2015	8:26:17 AM	62.2
78	10/12/2015	8:26:18 AM	58.5
79	10/12/2015	8:26:19 AM	59.4
80	10/12/2015	8:26:20 AM	58
81	10/12/2015	8:26:21 AM	57.6
82	10/12/2015	8:26:22 AM	59.2
83	10/12/2015	8:26:23 AM	58.2
84	10/12/2015	8:26:24 AM	55.7

85	10/12/2015	8:26:25 AM	55.2
86	10/12/2015	8:26:26 AM	54.3
87	10/12/2015	8:26:27 AM	53.1
88	10/12/2015	8:26:28 AM	54.7
89	10/12/2015	8:26:29 AM	53.1
90	10/12/2015	8:26:30 AM	52.6
91	10/12/2015	8:26:31 AM	53.9
92	10/12/2015	8:26:32 AM	53
93	10/12/2015	8:26:33 AM	52.1
94	10/12/2015	8:26:34 AM	51.1
95	10/12/2015	8:26:35 AM	51.4
96	10/12/2015	8:26:36 AM	52.4
97	10/12/2015	8:26:37 AM	52.4
98	10/12/2015	8:26:38 AM	52.9
99	10/12/2015	8:26:39 AM	52.8
100	10/12/2015	8:26:40 AM	54.4
101	10/12/2015	8:26:41 AM	54
102	10/12/2015	8:26:42 AM	54.7
103	10/12/2015	8:26:43 AM	55.3
104	10/12/2015	8:26:44 AM	55.5
105	10/12/2015	8:26:45 AM	56.6
106	10/12/2015	8:26:46 AM	55.6
107	10/12/2015	8:26:47 AM	56
108	10/12/2015	8:26:48 AM	56.5
109	10/12/2015	8:26:49 AM	56.2
110	10/12/2015	8:26:50 AM	56.3
111	10/12/2015	8:26:51 AM	55.4
112	10/12/2015	8:26:52 AM	56.3
113	10/12/2015	8:26:53 AM	55.3
114	10/12/2015	8:26:54 AM	54.7
115	10/12/2015	8:26:55 AM	55.9
116	10/12/2015	8:26:56 AM	55.8
117	10/12/2015	8:26:57 AM	55.9
118	10/12/2015	8:26:58 AM	59.1
119	10/12/2015	8:26:59 AM	56.8
120	10/12/2015	8:27:00 AM	56.9
121	10/12/2015	8:27:01 AM	56.4
122	10/12/2015	8:27:02 AM	55.8
123	10/12/2015	8:27:03 AM	53.6
124	10/12/2015	8:27:04 AM	53.8
125	10/12/2015	8:27:05 AM	55.4
126	10/12/2015	8:27:06 AM	53.9
127	10/12/2015	8:27:07 AM	53.5
128	10/12/2015	8:27:08 AM	53.2
129	10/12/2015	8:27:09 AM	54.1
130	10/12/2015	8:27:10 AM	53.7
131	10/12/2015	8:27:11 AM	54.7

132	10/12/2015	8:27:12 AM	56.2
133	10/12/2015	8:27:13 AM	57
134	10/12/2015	8:27:14 AM	56.4
135	10/12/2015	8:27:15 AM	55.8
136	10/12/2015	8:27:16 AM	55
137	10/12/2015	8:27:17 AM	53.6
138	10/12/2015	8:27:18 AM	52.8
139	10/12/2015	8:27:19 AM	52.4
140	10/12/2015	8:27:20 AM	51.5
141	10/12/2015	8:27:21 AM	51.4
142	10/12/2015	8:27:22 AM	51.4
143	10/12/2015	8:27:23 AM	50.8
144	10/12/2015	8:27:24 AM	50.6
145	10/12/2015	8:27:25 AM	50.4
146	10/12/2015	8:27:26 AM	50
147	10/12/2015	8:27:27 AM	50.7
148	10/12/2015	8:27:28 AM	50.7
149	10/12/2015	8:27:29 AM	50.3
150	10/12/2015	8:27:30 AM	50.7
151	10/12/2015	8:27:31 AM	49.8
152	10/12/2015	8:27:32 AM	56.8
153	10/12/2015	8:27:33 AM	51.2
154	10/12/2015	8:27:34 AM	51
155	10/12/2015	8:27:35 AM	50.2
156	10/12/2015	8:27:36 AM	50.6
157	10/12/2015	8:27:37 AM	49.5
158	10/12/2015	8:27:38 AM	49.6
159	10/12/2015	8:27:39 AM	48.9
160	10/12/2015	8:27:40 AM	50.5
161	10/12/2015	8:27:41 AM	49.3
162	10/12/2015	8:27:42 AM	49.8
163	10/12/2015	8:27:43 AM	50.6
164	10/12/2015	8:27:44 AM	49.9
165	10/12/2015	8:27:45 AM	50.4
166	10/12/2015	8:27:46 AM	50.6
167	10/12/2015	8:27:47 AM	51.2
168	10/12/2015	8:27:48 AM	51.3
169	10/12/2015	8:27:49 AM	52
170	10/12/2015	8:27:50 AM	52.3
171	10/12/2015	8:27:51 AM	52
172	10/12/2015	8:27:52 AM	52.1
173	10/12/2015	8:27:53 AM	52.5
174	10/12/2015	8:27:54 AM	51.9
175	10/12/2015	8:27:55 AM	51.5
176	10/12/2015	8:27:56 AM	50.7
177	10/12/2015	8:27:57 AM	50.2
178	10/12/2015	8:27:58 AM	50.8

179	10/12/2015	8:27:59 AM	50.6
180	10/12/2015	8:28:00 AM	50.8
181	10/12/2015	8:28:01 AM	51.6
182	10/12/2015	8:28:02 AM	51.4
183	10/12/2015	8:28:03 AM	51.6
184	10/12/2015	8:28:04 AM	51.5
185	10/12/2015	8:28:05 AM	51.4
186	10/12/2015	8:28:06 AM	51.8
187	10/12/2015	8:28:07 AM	52.2
188	10/12/2015	8:28:08 AM	51.3
189	10/12/2015	8:28:09 AM	51.5
190	10/12/2015	8:28:10 AM	51.6
191	10/12/2015	8:28:11 AM	52.3
192	10/12/2015	8:28:12 AM	52.3
193	10/12/2015	8:28:13 AM	51.7
194	10/12/2015	8:28:14 AM	52.9
195	10/12/2015	8:28:15 AM	52.5
196	10/12/2015	8:28:16 AM	51.2
197	10/12/2015	8:28:17 AM	51.6
198	10/12/2015	8:28:18 AM	51.9
199	10/12/2015	8:28:19 AM	52.4
200	10/12/2015	8:28:20 AM	52.3
201	10/12/2015	8:28:21 AM	50.6
202	10/12/2015	8:28:22 AM	50.5
203	10/12/2015	8:28:23 AM	50.4
204	10/12/2015	8:28:24 AM	50.3
205	10/12/2015	8:28:25 AM	51
206	10/12/2015	8:28:26 AM	52.3
207	10/12/2015	8:28:27 AM	51.1
208	10/12/2015	8:28:28 AM	51.4
209	10/12/2015	8:28:29 AM	51
210	10/12/2015	8:28:30 AM	51.5
211	10/12/2015	8:28:31 AM	51.7
212	10/12/2015	8:28:32 AM	51.2
213	10/12/2015	8:28:33 AM	51.9
214	10/12/2015	8:28:34 AM	52
215	10/12/2015	8:28:35 AM	52.5
216	10/12/2015	8:28:36 AM	52.5
217	10/12/2015	8:28:37 AM	52.5
218	10/12/2015	8:28:38 AM	51.8
219	10/12/2015	8:28:39 AM	51.4
220	10/12/2015	8:28:40 AM	51.6
221	10/12/2015	8:28:41 AM	50.8
222	10/12/2015	8:28:42 AM	50.1
223	10/12/2015	8:28:43 AM	49.7
224	10/12/2015	8:28:44 AM	49.4
225	10/12/2015	8:28:45 AM	49.9

226	10/12/2015	8:28:46 AM	50
227	10/12/2015	8:28:47 AM	50
228	10/12/2015	8:28:48 AM	49.7
229	10/12/2015	8:28:49 AM	49.7
230	10/12/2015	8:28:50 AM	50.7
231	10/12/2015	8:28:51 AM	51
232	10/12/2015	8:28:52 AM	49.9
233	10/12/2015	8:28:53 AM	50.4
234	10/12/2015	8:28:54 AM	51.7
235	10/12/2015	8:28:55 AM	52.6
236	10/12/2015	8:28:56 AM	52.6
237	10/12/2015	8:28:57 AM	53.7
238	10/12/2015	8:28:58 AM	52.4
239	10/12/2015	8:28:59 AM	53.3
240	10/12/2015	8:29:00 AM	53.4
241	10/12/2015	8:29:01 AM	53.8
242	10/12/2015	8:29:02 AM	53.7
243	10/12/2015	8:29:03 AM	55.9
244	10/12/2015	8:29:04 AM	54.9
245	10/12/2015	8:29:05 AM	54.3
246	10/12/2015	8:29:06 AM	57
247	10/12/2015	8:29:07 AM	55.2
248	10/12/2015	8:29:08 AM	55.3
249	10/12/2015	8:29:09 AM	55.7
250	10/12/2015	8:29:10 AM	53.1
251	10/12/2015	8:29:11 AM	53.3
252	10/12/2015	8:29:12 AM	53.4
253	10/12/2015	8:29:13 AM	53
254	10/12/2015	8:29:14 AM	54
255	10/12/2015	8:29:15 AM	54
256	10/12/2015	8:29:16 AM	54.2
257	10/12/2015	8:29:17 AM	53
258	10/12/2015	8:29:18 AM	53.4
259	10/12/2015	8:29:19 AM	52.4
260	10/12/2015	8:29:20 AM	52.9
261	10/12/2015	8:29:21 AM	53
262	10/12/2015	8:29:22 AM	51.8
263	10/12/2015	8:29:23 AM	53.3
264	10/12/2015	8:29:24 AM	53.2
265	10/12/2015	8:29:25 AM	53.2
266	10/12/2015	8:29:26 AM	53.2
267	10/12/2015	8:29:27 AM	53.2
268	10/12/2015	8:29:28 AM	52.8
269	10/12/2015	8:29:29 AM	52.5
270	10/12/2015	8:29:30 AM	51.3
271	10/12/2015	8:29:31 AM	51.6
272	10/12/2015	8:29:32 AM	51.9

273	10/12/2015	8:29:33 AM	51.1
274	10/12/2015	8:29:34 AM	51.3
275	10/12/2015	8:29:35 AM	51.4
276	10/12/2015	8:29:36 AM	55.6
277	10/12/2015	8:29:37 AM	55.7
278	10/12/2015	8:29:38 AM	51.3
279	10/12/2015	8:29:39 AM	54
280	10/12/2015	8:29:40 AM	52.8
281	10/12/2015	8:29:41 AM	51.6
282	10/12/2015	8:29:42 AM	51.3
283	10/12/2015	8:29:43 AM	52.6
284	10/12/2015	8:29:44 AM	53
285	10/12/2015	8:29:45 AM	52.9
286	10/12/2015	8:29:46 AM	53.8
287	10/12/2015	8:29:47 AM	53.7
288	10/12/2015	8:29:48 AM	54.1
289	10/12/2015	8:29:49 AM	54.7
290	10/12/2015	8:29:50 AM	55.4
291	10/12/2015	8:29:51 AM	56.1
292	10/12/2015	8:29:52 AM	55.1
293	10/12/2015	8:29:53 AM	56
294	10/12/2015	8:29:54 AM	56.2
295	10/12/2015	8:29:55 AM	56.7
296	10/12/2015	8:29:56 AM	56.1
297	10/12/2015	8:29:57 AM	55.8
298	10/12/2015	8:29:58 AM	55.6
299	10/12/2015	8:29:59 AM	55.7
300	10/12/2015	8:30:00 AM	55.3
301	10/12/2015	8:30:01 AM	55.8
302	10/12/2015	8:30:02 AM	55.9
303	10/12/2015	8:30:03 AM	56.4
304	10/12/2015	8:30:04 AM	56.1
305	10/12/2015	8:30:05 AM	57.2
306	10/12/2015	8:30:06 AM	56.4
307	10/12/2015	8:30:07 AM	56.2
308	10/12/2015	8:30:08 AM	56.9
309	10/12/2015	8:30:09 AM	55.6
310	10/12/2015	8:30:10 AM	57.6
311	10/12/2015	8:30:11 AM	59.8
312	10/12/2015	8:30:12 AM	58.7
313	10/12/2015	8:30:13 AM	57
314	10/12/2015	8:30:14 AM	57
315	10/12/2015	8:30:15 AM	56.2
316	10/12/2015	8:30:16 AM	54.7
317	10/12/2015	8:30:17 AM	53.7
318	10/12/2015	8:30:18 AM	53.4
319	10/12/2015	8:30:19 AM	53.6

320	10/12/2015	8:30:20 AM	53.9
321	10/12/2015	8:30:21 AM	53.8
322	10/12/2015	8:30:22 AM	54.2
323	10/12/2015	8:30:23 AM	53.7
324	10/12/2015	8:30:24 AM	53.9
325	10/12/2015	8:30:25 AM	53.9
326	10/12/2015	8:30:26 AM	53.7
327	10/12/2015	8:30:27 AM	52.5
328	10/12/2015	8:30:28 AM	51.6
329	10/12/2015	8:30:29 AM	50.7
330	10/12/2015	8:30:30 AM	51
331	10/12/2015	8:30:31 AM	50.5
332	10/12/2015	8:30:32 AM	50.4
333	10/12/2015	8:30:33 AM	51.4
334	10/12/2015	8:30:34 AM	51.8
335	10/12/2015	8:30:35 AM	51.9
336	10/12/2015	8:30:36 AM	53
337	10/12/2015	8:30:37 AM	53.6
338	10/12/2015	8:30:38 AM	54.6
339	10/12/2015	8:30:39 AM	56.3
340	10/12/2015	8:30:40 AM	56.1
341	10/12/2015	8:30:41 AM	57.2
342	10/12/2015	8:30:42 AM	58.1
343	10/12/2015	8:30:43 AM	56.7
344	10/12/2015	8:30:44 AM	55.9
345	10/12/2015	8:30:45 AM	55.3
346	10/12/2015	8:30:46 AM	54.5
347	10/12/2015	8:30:47 AM	53.7
348	10/12/2015	8:30:48 AM	53.5
349	10/12/2015	8:30:49 AM	52.4
350	10/12/2015	8:30:50 AM	52
351	10/12/2015	8:30:51 AM	52.2
352	10/12/2015	8:30:52 AM	51.1
353	10/12/2015	8:30:53 AM	51.3
354	10/12/2015	8:30:54 AM	51.4
355	10/12/2015	8:30:55 AM	51.1
356	10/12/2015	8:30:56 AM	49.8
357	10/12/2015	8:30:57 AM	49.2
358	10/12/2015	8:30:58 AM	49.3
359	10/12/2015	8:30:59 AM	48.7
360	10/12/2015	8:31:00 AM	48.7
361	10/12/2015	8:31:01 AM	48.2
362	10/12/2015	8:31:02 AM	47.9
363	10/12/2015	8:31:03 AM	48.5
364	10/12/2015	8:31:04 AM	48.1
365	10/12/2015	8:31:05 AM	47.7
366	10/12/2015	8:31:06 AM	48.6

367	10/12/2015	8:31:07 AM	48.4
368	10/12/2015	8:31:08 AM	48.2
369	10/12/2015	8:31:09 AM	48
370	10/12/2015	8:31:10 AM	48.8
371	10/12/2015	8:31:11 AM	49.9
372	10/12/2015	8:31:12 AM	49.6
373	10/12/2015	8:31:13 AM	50.3
374	10/12/2015	8:31:14 AM	49.5
375	10/12/2015	8:31:15 AM	50.1
376	10/12/2015	8:31:16 AM	50.8
377	10/12/2015	8:31:17 AM	50.4
378	10/12/2015	8:31:18 AM	50.7
379	10/12/2015	8:31:19 AM	50.8
380	10/12/2015	8:31:20 AM	52.2
381	10/12/2015	8:31:21 AM	51.5
382	10/12/2015	8:31:22 AM	51.9
383	10/12/2015	8:31:23 AM	52.5
384	10/12/2015	8:31:24 AM	52.7
385	10/12/2015	8:31:25 AM	52.6
386	10/12/2015	8:31:26 AM	51.8
387	10/12/2015	8:31:27 AM	50
388	10/12/2015	8:31:28 AM	50.4
389	10/12/2015	8:31:29 AM	50.5
390	10/12/2015	8:31:30 AM	49.5
391	10/12/2015	8:31:31 AM	49.3
392	10/12/2015	8:31:32 AM	49.2
393	10/12/2015	8:31:33 AM	49.6
394	10/12/2015	8:31:34 AM	50.3
395	10/12/2015	8:31:35 AM	50.5
396	10/12/2015	8:31:36 AM	50.9
397	10/12/2015	8:31:37 AM	51.3
398	10/12/2015	8:31:38 AM	51.3
399	10/12/2015	8:31:39 AM	53.2
400	10/12/2015	8:31:40 AM	53.5
401	10/12/2015	8:31:41 AM	53.3
402	10/12/2015	8:31:42 AM	53
403	10/12/2015	8:31:43 AM	52.4
404	10/12/2015	8:31:44 AM	52.8
405	10/12/2015	8:31:45 AM	52.6
406	10/12/2015	8:31:46 AM	53.3
407	10/12/2015	8:31:47 AM	51.8
408	10/12/2015	8:31:48 AM	51.6
409	10/12/2015	8:31:49 AM	51.5
410	10/12/2015	8:31:50 AM	49.9
411	10/12/2015	8:31:51 AM	50
412	10/12/2015	8:31:52 AM	50.4
413	10/12/2015	8:31:53 AM	50.3

414	10/12/2015	8:31:54 AM	51
415	10/12/2015	8:31:55 AM	50.1
416	10/12/2015	8:31:56 AM	49.8
417	10/12/2015	8:31:57 AM	50
418	10/12/2015	8:31:58 AM	50.7
419	10/12/2015	8:31:59 AM	51.1
420	10/12/2015	8:32:00 AM	51
421	10/12/2015	8:32:01 AM	50.6
422	10/12/2015	8:32:02 AM	49.3
423	10/12/2015	8:32:03 AM	49.2
424	10/12/2015	8:32:04 AM	49.9
425	10/12/2015	8:32:05 AM	49.6
426	10/12/2015	8:32:06 AM	49
427	10/12/2015	8:32:07 AM	48.5
428	10/12/2015	8:32:08 AM	49.4
429	10/12/2015	8:32:09 AM	49.9
430	10/12/2015	8:32:10 AM	50.7
431	10/12/2015	8:32:11 AM	50.2
432	10/12/2015	8:32:12 AM	50.3
433	10/12/2015	8:32:13 AM	50.1
434	10/12/2015	8:32:14 AM	49.1
435	10/12/2015	8:32:15 AM	48.8
436	10/12/2015	8:32:16 AM	49.3
437	10/12/2015	8:32:17 AM	51.6
438	10/12/2015	8:32:18 AM	55
439	10/12/2015	8:32:19 AM	62.3
440	10/12/2015	8:32:20 AM	61.6
441	10/12/2015	8:32:21 AM	60
442	10/12/2015	8:32:22 AM	68.5
443	10/12/2015	8:32:23 AM	70.3
444	10/12/2015	8:32:24 AM	67.9
445	10/12/2015	8:32:25 AM	66.9
446	10/12/2015	8:32:26 AM	65.4
447	10/12/2015	8:32:27 AM	61.7
448	10/12/2015	8:32:28 AM	59.8
449	10/12/2015	8:32:29 AM	57
450	10/12/2015	8:32:30 AM	53.1
451	10/12/2015	8:32:31 AM	52.7
452	10/12/2015	8:32:32 AM	52.9
453	10/12/2015	8:32:33 AM	54.7
454	10/12/2015	8:32:34 AM	53.8
455	10/12/2015	8:32:35 AM	54
456	10/12/2015	8:32:36 AM	54.5
457	10/12/2015	8:32:37 AM	54.3
458	10/12/2015	8:32:38 AM	54
459	10/12/2015	8:32:39 AM	53
460	10/12/2015	8:32:40 AM	51.4

461	10/12/2015	8:32:41 AM	50.2
462	10/12/2015	8:32:42 AM	50.8
463	10/12/2015	8:32:43 AM	50.4
464	10/12/2015	8:32:44 AM	51.1
465	10/12/2015	8:32:45 AM	51.4
466	10/12/2015	8:32:46 AM	52.1
467	10/12/2015	8:32:47 AM	53.2
468	10/12/2015	8:32:48 AM	52.9
469	10/12/2015	8:32:49 AM	55.1
470	10/12/2015	8:32:50 AM	54.3
471	10/12/2015	8:32:51 AM	55.4
472	10/12/2015	8:32:52 AM	55.4
473	10/12/2015	8:32:53 AM	57.2
474	10/12/2015	8:32:54 AM	55.3
475	10/12/2015	8:32:55 AM	54.7
476	10/12/2015	8:32:56 AM	59.3
477	10/12/2015	8:32:57 AM	57.8
478	10/12/2015	8:32:58 AM	58.4
479	10/12/2015	8:32:59 AM	57
480	10/12/2015	8:33:00 AM	57
481	10/12/2015	8:33:01 AM	55.1
482	10/12/2015	8:33:02 AM	55.6
483	10/12/2015	8:33:03 AM	56.1
484	10/12/2015	8:33:04 AM	58.2
485	10/12/2015	8:33:05 AM	58.1
486	10/12/2015	8:33:06 AM	57.8
487	10/12/2015	8:33:07 AM	56.2
488	10/12/2015	8:33:08 AM	57.8
489	10/12/2015	8:33:09 AM	57.3
490	10/12/2015	8:33:10 AM	57.5
491	10/12/2015	8:33:11 AM	57.4
492	10/12/2015	8:33:12 AM	58.4
493	10/12/2015	8:33:13 AM	58.6
494	10/12/2015	8:33:14 AM	58.3
495	10/12/2015	8:33:15 AM	58.3
496	10/12/2015	8:33:16 AM	59.2
497	10/12/2015	8:33:17 AM	58.8
498	10/12/2015	8:33:18 AM	58
499	10/12/2015	8:33:19 AM	56.5
500	10/12/2015	8:33:20 AM	56
501	10/12/2015	8:33:21 AM	55.5
502	10/12/2015	8:33:22 AM	55.6
503	10/12/2015	8:33:23 AM	53.6
504	10/12/2015	8:33:24 AM	53.5
505	10/12/2015	8:33:25 AM	54.3
506	10/12/2015	8:33:26 AM	54.3
507	10/12/2015	8:33:27 AM	52.5

508	10/12/2015	8:33:28 AM	52.2
509	10/12/2015	8:33:29 AM	53.6
510	10/12/2015	8:33:30 AM	55
511	10/12/2015	8:33:31 AM	53.9
512	10/12/2015	8:33:32 AM	54.1
513	10/12/2015	8:33:33 AM	55.7
514	10/12/2015	8:33:34 AM	55
515	10/12/2015	8:33:35 AM	53.8
516	10/12/2015	8:33:36 AM	53
517	10/12/2015	8:33:37 AM	54.6
518	10/12/2015	8:33:38 AM	54.9
519	10/12/2015	8:33:39 AM	53.8
520	10/12/2015	8:33:40 AM	52.2
521	10/12/2015	8:33:41 AM	52
522	10/12/2015	8:33:42 AM	50.9
523	10/12/2015	8:33:43 AM	51.8
524	10/12/2015	8:33:44 AM	50.8
525	10/12/2015	8:33:45 AM	50.8
526	10/12/2015	8:33:46 AM	50.5
527	10/12/2015	8:33:47 AM	50.8
528	10/12/2015	8:33:48 AM	51.7
529	10/12/2015	8:33:49 AM	50.3
530	10/12/2015	8:33:50 AM	51
531	10/12/2015	8:33:51 AM	50.4
532	10/12/2015	8:33:52 AM	50.9
533	10/12/2015	8:33:53 AM	53.5
534	10/12/2015	8:33:54 AM	50
535	10/12/2015	8:33:55 AM	49.7
536	10/12/2015	8:33:56 AM	49.7
537	10/12/2015	8:33:57 AM	49.7
538	10/12/2015	8:33:58 AM	50.7
539	10/12/2015	8:33:59 AM	51.7
540	10/12/2015	8:34:00 AM	52.1
541	10/12/2015	8:34:01 AM	51.5
542	10/12/2015	8:34:02 AM	50.8
543	10/12/2015	8:34:03 AM	50.5
544	10/12/2015	8:34:04 AM	50.2
545	10/12/2015	8:34:05 AM	50.2
546	10/12/2015	8:34:06 AM	51.8
547	10/12/2015	8:34:07 AM	51.8
548	10/12/2015	8:34:08 AM	50.2
549	10/12/2015	8:34:09 AM	49.7
550	10/12/2015	8:34:10 AM	50
551	10/12/2015	8:34:11 AM	49.5
552	10/12/2015	8:34:12 AM	51.6
553	10/12/2015	8:34:13 AM	50.4
554	10/12/2015	8:34:14 AM	51.1

555	10/12/2015	8:34:15 AM	49.5
556	10/12/2015	8:34:16 AM	50.7
557	10/12/2015	8:34:17 AM	49.7
558	10/12/2015	8:34:18 AM	48.4
559	10/12/2015	8:34:19 AM	48.7
560	10/12/2015	8:34:20 AM	48.6
561	10/12/2015	8:34:21 AM	48.3
562	10/12/2015	8:34:22 AM	48.5
563	10/12/2015	8:34:23 AM	48.6
564	10/12/2015	8:34:24 AM	48.4
565	10/12/2015	8:34:25 AM	48.7
566	10/12/2015	8:34:26 AM	49.5
567	10/12/2015	8:34:27 AM	49.3
568	10/12/2015	8:34:28 AM	51
569	10/12/2015	8:34:29 AM	50.7
570	10/12/2015	8:34:30 AM	51.7
571	10/12/2015	8:34:31 AM	51.5
572	10/12/2015	8:34:32 AM	51.5
573	10/12/2015	8:34:33 AM	52
574	10/12/2015	8:34:34 AM	51.7
575	10/12/2015	8:34:35 AM	51.5
576	10/12/2015	8:34:36 AM	52.2
577	10/12/2015	8:34:37 AM	52.2
578	10/12/2015	8:34:38 AM	52.4
579	10/12/2015	8:34:39 AM	52.3
580	10/12/2015	8:34:40 AM	51.9
581	10/12/2015	8:34:41 AM	52.2
582	10/12/2015	8:34:42 AM	52.2
583	10/12/2015	8:34:43 AM	52
584	10/12/2015	8:34:44 AM	52.3
585	10/12/2015	8:34:45 AM	52
586	10/12/2015	8:34:46 AM	52
587	10/12/2015	8:34:47 AM	51.9
588	10/12/2015	8:34:48 AM	51.9
589	10/12/2015	8:34:49 AM	52
590	10/12/2015	8:34:50 AM	52.8
591	10/12/2015	8:34:51 AM	54.5
592	10/12/2015	8:34:52 AM	54.6
593	10/12/2015	8:34:53 AM	55.1
594	10/12/2015	8:34:54 AM	56.2
595	10/12/2015	8:34:55 AM	56.7
596	10/12/2015	8:34:56 AM	56.3
597	10/12/2015	8:34:57 AM	55.5
598	10/12/2015	8:34:58 AM	55.6
599	10/12/2015	8:34:59 AM	55.8
600	10/12/2015	8:35:00 AM	56.2
601	10/12/2015	8:35:01 AM	54.6

602	10/12/2015	8:35:02 AM	54.6
603	10/12/2015	8:35:03 AM	53
604	10/12/2015	8:35:04 AM	53.1
605	10/12/2015	8:35:05 AM	53.3
606	10/12/2015	8:35:06 AM	53.1
607	10/12/2015	8:35:07 AM	53.5
608	10/12/2015	8:35:08 AM	52.1
609	10/12/2015	8:35:09 AM	52.1
610	10/12/2015	8:35:10 AM	51.5
611	10/12/2015	8:35:11 AM	52.3
612	10/12/2015	8:35:12 AM	51.7
613	10/12/2015	8:35:13 AM	53.3
614	10/12/2015	8:35:14 AM	52.6
615	10/12/2015	8:35:15 AM	53.2
616	10/12/2015	8:35:16 AM	54
617	10/12/2015	8:35:17 AM	56.3
618	10/12/2015	8:35:18 AM	56
619	10/12/2015	8:35:19 AM	55.2
620	10/12/2015	8:35:20 AM	56.4
621	10/12/2015	8:35:21 AM	55.9
622	10/12/2015	8:35:22 AM	57.1
623	10/12/2015	8:35:23 AM	56.9
624	10/12/2015	8:35:24 AM	57.8
625	10/12/2015	8:35:25 AM	58.9
626	10/12/2015	8:35:26 AM	59.3
627	10/12/2015	8:35:27 AM	59.7
628	10/12/2015	8:35:28 AM	60.5
629	10/12/2015	8:35:29 AM	61.4
630	10/12/2015	8:35:30 AM	62.2
631	10/12/2015	8:35:31 AM	62.4
632	10/12/2015	8:35:32 AM	60.7
633	10/12/2015	8:35:33 AM	61.4
634	10/12/2015	8:35:34 AM	62.6
635	10/12/2015	8:35:35 AM	60.9
636	10/12/2015	8:35:36 AM	60.3
637	10/12/2015	8:35:37 AM	59.4
638	10/12/2015	8:35:38 AM	59.8
639	10/12/2015	8:35:39 AM	62.9
640	10/12/2015	8:35:40 AM	63.2
641	10/12/2015	8:35:41 AM	59.8
642	10/12/2015	8:35:42 AM	56.7
643	10/12/2015	8:35:43 AM	55.1
644	10/12/2015	8:35:44 AM	54.8
645	10/12/2015	8:35:45 AM	54.5
646	10/12/2015	8:35:46 AM	53.1
647	10/12/2015	8:35:47 AM	53
648	10/12/2015	8:35:48 AM	53.2

649	10/12/2015	8:35:49 AM	53.7
650	10/12/2015	8:35:50 AM	54.2
651	10/12/2015	8:35:51 AM	61
652	10/12/2015	8:35:52 AM	54.2
653	10/12/2015	8:35:53 AM	54.3
654	10/12/2015	8:35:54 AM	55.4
655	10/12/2015	8:35:55 AM	55.2
656	10/12/2015	8:35:56 AM	55.6
657	10/12/2015	8:35:57 AM	56.5
658	10/12/2015	8:35:58 AM	56.5
659	10/12/2015	8:35:59 AM	57.2
660	10/12/2015	8:36:00 AM	59.8
661	10/12/2015	8:36:01 AM	58.2
662	10/12/2015	8:36:02 AM	56.7
663	10/12/2015	8:36:03 AM	56.4
664	10/12/2015	8:36:04 AM	56.8
665	10/12/2015	8:36:05 AM	54
666	10/12/2015	8:36:06 AM	54.9
667	10/12/2015	8:36:07 AM	54.6
668	10/12/2015	8:36:08 AM	54.4
669	10/12/2015	8:36:09 AM	54.1
670	10/12/2015	8:36:10 AM	53.4
671	10/12/2015	8:36:11 AM	53.2
672	10/12/2015	8:36:12 AM	53.4
673	10/12/2015	8:36:13 AM	56.5
674	10/12/2015	8:36:14 AM	53.5
675	10/12/2015	8:36:15 AM	53.3
676	10/12/2015	8:36:16 AM	53
677	10/12/2015	8:36:17 AM	52.9
678	10/12/2015	8:36:18 AM	53
679	10/12/2015	8:36:19 AM	53.7
680	10/12/2015	8:36:20 AM	53.6
681	10/12/2015	8:36:21 AM	54.5
682	10/12/2015	8:36:22 AM	53.7
683	10/12/2015	8:36:23 AM	56.1
684	10/12/2015	8:36:24 AM	58.3
685	10/12/2015	8:36:25 AM	57
686	10/12/2015	8:36:26 AM	56.3
687	10/12/2015	8:36:27 AM	55.8
688	10/12/2015	8:36:28 AM	55.5
689	10/12/2015	8:36:29 AM	55.9
690	10/12/2015	8:36:30 AM	56.6
691	10/12/2015	8:36:31 AM	57.9
692	10/12/2015	8:36:32 AM	58.6
693	10/12/2015	8:36:33 AM	58.5
694	10/12/2015	8:36:34 AM	58.4
695	10/12/2015	8:36:35 AM	58.2

696	10/12/2015	8:36:36 AM	57.1
697	10/12/2015	8:36:37 AM	56.5
698	10/12/2015	8:36:38 AM	58.6
699	10/12/2015	8:36:39 AM	61.6
700	10/12/2015	8:36:40 AM	58.3
701	10/12/2015	8:36:41 AM	61.5
702	10/12/2015	8:36:42 AM	57.7
703	10/12/2015	8:36:43 AM	59.4
704	10/12/2015	8:36:44 AM	61
705	10/12/2015	8:36:45 AM	58.2
706	10/12/2015	8:36:46 AM	59.7
707	10/12/2015	8:36:47 AM	59.8
708	10/12/2015	8:36:48 AM	60.7
709	10/12/2015	8:36:49 AM	59.5
710	10/12/2015	8:36:50 AM	59.5
711	10/12/2015	8:36:51 AM	57.8
712	10/12/2015	8:36:52 AM	57
713	10/12/2015	8:36:53 AM	57.5
714	10/12/2015	8:36:54 AM	58.4
715	10/12/2015	8:36:55 AM	56.7
716	10/12/2015	8:36:56 AM	57
717	10/12/2015	8:36:57 AM	56.2
718	10/12/2015	8:36:58 AM	55.7
719	10/12/2015	8:36:59 AM	55.3
720	10/12/2015	8:37:00 AM	56.1
721	10/12/2015	8:37:01 AM	58.6
722	10/12/2015	8:37:02 AM	56.9
723	10/12/2015	8:37:03 AM	55.1
724	10/12/2015	8:37:04 AM	56.2
725	10/12/2015	8:37:05 AM	55
726	10/12/2015	8:37:06 AM	53.8
727	10/12/2015	8:37:07 AM	54.5
728	10/12/2015	8:37:08 AM	54.2
729	10/12/2015	8:37:09 AM	53.4
730	10/12/2015	8:37:10 AM	54
731	10/12/2015	8:37:11 AM	53.7
732	10/12/2015	8:37:12 AM	54.1
733	10/12/2015	8:37:13 AM	53.6
734	10/12/2015	8:37:14 AM	53.7
735	10/12/2015	8:37:15 AM	53.9
736	10/12/2015	8:37:16 AM	53.4
737	10/12/2015	8:37:17 AM	53.8
738	10/12/2015	8:37:18 AM	55
739	10/12/2015	8:37:19 AM	55
740	10/12/2015	8:37:20 AM	54.9
741	10/12/2015	8:37:21 AM	54.4
742	10/12/2015	8:37:22 AM	54

743	10/12/2015	8:37:23 AM	53.6
744	10/12/2015	8:37:24 AM	53.2
745	10/12/2015	8:37:25 AM	53.7
746	10/12/2015	8:37:26 AM	52.8
747	10/12/2015	8:37:27 AM	53.9
748	10/12/2015	8:37:28 AM	54.4
749	10/12/2015	8:37:29 AM	53.2
750	10/12/2015	8:37:30 AM	53.8
751	10/12/2015	8:37:31 AM	54.8
752	10/12/2015	8:37:32 AM	55
753	10/12/2015	8:37:33 AM	54.8
754	10/12/2015	8:37:34 AM	55.8
755	10/12/2015	8:37:35 AM	55.3
756	10/12/2015	8:37:36 AM	55.6
757	10/12/2015	8:37:37 AM	55.3
758	10/12/2015	8:37:38 AM	55.6
759	10/12/2015	8:37:39 AM	55.6
760	10/12/2015	8:37:40 AM	55.3
761	10/12/2015	8:37:41 AM	54.5
762	10/12/2015	8:37:42 AM	54.5
763	10/12/2015	8:37:43 AM	55.5
764	10/12/2015	8:37:44 AM	56.5
765	10/12/2015	8:37:45 AM	54.9
766	10/12/2015	8:37:46 AM	55.9
767	10/12/2015	8:37:47 AM	56
768	10/12/2015	8:37:48 AM	56.4
769	10/12/2015	8:37:49 AM	56.1
770	10/12/2015	8:37:50 AM	55.6
771	10/12/2015	8:37:51 AM	55.8
772	10/12/2015	8:37:52 AM	55.9
773	10/12/2015	8:37:53 AM	55.3
774	10/12/2015	8:37:54 AM	55.7
775	10/12/2015	8:37:55 AM	57.1
776	10/12/2015	8:37:56 AM	55.5
777	10/12/2015	8:37:57 AM	56
778	10/12/2015	8:37:58 AM	57.4
779	10/12/2015	8:37:59 AM	56.8
780	10/12/2015	8:38:00 AM	58.5
781	10/12/2015	8:38:01 AM	56.8
782	10/12/2015	8:38:02 AM	55.3
783	10/12/2015	8:38:03 AM	54.4
784	10/12/2015	8:38:04 AM	57.1
785	10/12/2015	8:38:05 AM	57.1
786	10/12/2015	8:38:06 AM	58.8
787	10/12/2015	8:38:07 AM	58
788	10/12/2015	8:38:08 AM	59
789	10/12/2015	8:38:09 AM	58.7

790	10/12/2015	8:38:10 AM	56.8
791	10/12/2015	8:38:11 AM	59.4
792	10/12/2015	8:38:12 AM	58.1
793	10/12/2015	8:38:13 AM	56.6
794	10/12/2015	8:38:14 AM	55.9
795	10/12/2015	8:38:15 AM	55.9
796	10/12/2015	8:38:16 AM	56.4
797	10/12/2015	8:38:17 AM	56.4
798	10/12/2015	8:38:18 AM	56.2
799	10/12/2015	8:38:19 AM	55.8
800	10/12/2015	8:38:20 AM	55.8
801	10/12/2015	8:38:21 AM	55
802	10/12/2015	8:38:22 AM	56.3
803	10/12/2015	8:38:23 AM	55.1
804	10/12/2015	8:38:24 AM	54.5
805	10/12/2015	8:38:25 AM	55
806	10/12/2015	8:38:26 AM	54.6
807	10/12/2015	8:38:27 AM	53.9
808	10/12/2015	8:38:28 AM	54
809	10/12/2015	8:38:29 AM	54.4
810	10/12/2015	8:38:30 AM	55.1
811	10/12/2015	8:38:31 AM	55.4
812	10/12/2015	8:38:32 AM	55
813	10/12/2015	8:38:33 AM	54.9
814	10/12/2015	8:38:34 AM	56.6
815	10/12/2015	8:38:35 AM	55.4
816	10/12/2015	8:38:36 AM	56.4
817	10/12/2015	8:38:37 AM	57.3
818	10/12/2015	8:38:38 AM	56.8
819	10/12/2015	8:38:39 AM	55.7
820	10/12/2015	8:38:40 AM	54.3
821	10/12/2015	8:38:41 AM	53.8
822	10/12/2015	8:38:42 AM	54.5
823	10/12/2015	8:38:43 AM	53.8
824	10/12/2015	8:38:44 AM	53
825	10/12/2015	8:38:45 AM	53.5
826	10/12/2015	8:38:46 AM	53
827	10/12/2015	8:38:47 AM	53.6
828	10/12/2015	8:38:48 AM	54.3
829	10/12/2015	8:38:49 AM	54.4
830	10/12/2015	8:38:50 AM	52.8
831	10/12/2015	8:38:51 AM	51
832	10/12/2015	8:38:52 AM	51
833	10/12/2015	8:38:53 AM	51.3
834	10/12/2015	8:38:54 AM	51.7
835	10/12/2015	8:38:55 AM	53.2
836	10/12/2015	8:38:56 AM	51.5

837	10/12/2015	8:38:57 AM	51.3
838	10/12/2015	8:38:58 AM	51.4
839	10/12/2015	8:38:59 AM	51.5
840	10/12/2015	8:39:00 AM	52.9
841	10/12/2015	8:39:01 AM	54.8
842	10/12/2015	8:39:02 AM	53.5
843	10/12/2015	8:39:03 AM	52.6
844	10/12/2015	8:39:04 AM	52.9
845	10/12/2015	8:39:05 AM	53.9
846	10/12/2015	8:39:06 AM	52.5
847	10/12/2015	8:39:07 AM	53.1
848	10/12/2015	8:39:08 AM	52.4
849	10/12/2015	8:39:09 AM	51.4
850	10/12/2015	8:39:10 AM	51.8
851	10/12/2015	8:39:11 AM	52.2
852	10/12/2015	8:39:12 AM	52.3
853	10/12/2015	8:39:13 AM	52.1
854	10/12/2015	8:39:14 AM	52.1
855	10/12/2015	8:39:15 AM	51.5
856	10/12/2015	8:39:16 AM	51.5
857	10/12/2015	8:39:17 AM	51.7
858	10/12/2015	8:39:18 AM	51.6
859	10/12/2015	8:39:19 AM	51.2
860	10/12/2015	8:39:20 AM	51
861	10/12/2015	8:39:21 AM	51.5
862	10/12/2015	8:39:22 AM	50.9
863	10/12/2015	8:39:23 AM	50.5
864	10/12/2015	8:39:24 AM	50.8
865	10/12/2015	8:39:25 AM	51.8
866	10/12/2015	8:39:26 AM	51.9
867	10/12/2015	8:39:27 AM	52
868	10/12/2015	8:39:28 AM	52
869	10/12/2015	8:39:29 AM	51.2
870	10/12/2015	8:39:30 AM	51.5
871	10/12/2015	8:39:31 AM	51.6
872	10/12/2015	8:39:32 AM	51.3
873	10/12/2015	8:39:33 AM	51
874	10/12/2015	8:39:34 AM	51
875	10/12/2015	8:39:35 AM	51.7
876	10/12/2015	8:39:36 AM	50.2
877	10/12/2015	8:39:37 AM	50.9
878	10/12/2015	8:39:38 AM	51.3
879	10/12/2015	8:39:39 AM	51
880	10/12/2015	8:39:40 AM	54.6
881	10/12/2015	8:39:41 AM	57.9
882	10/12/2015	8:39:42 AM	55.3
883	10/12/2015	8:39:43 AM	51.6

884	10/12/2015	8:39:44 AM	51.8
885	10/12/2015	8:39:45 AM	51
886	10/12/2015	8:39:46 AM	54.1
887	10/12/2015	8:39:47 AM	55.7
888	10/12/2015	8:39:48 AM	54.2
889	10/12/2015	8:39:49 AM	54.4
890	10/12/2015	8:39:50 AM	56.9
891	10/12/2015	8:39:51 AM	55.4
892	10/12/2015	8:39:52 AM	53.9
893	10/12/2015	8:39:53 AM	55.9
894	10/12/2015	8:39:54 AM	50.3
895	10/12/2015	8:39:55 AM	55
896	10/12/2015	8:39:56 AM	56.8
897	10/12/2015	8:39:57 AM	56.3
898	10/12/2015	8:39:58 AM	56.2
899	10/12/2015	8:39:59 AM	57.3
900	10/12/2015	8:40:00 AM	54.6

Measurement 3 - 15 minutes

-	Freq	Weight	:	A			
-	Time	Weight	:	FAST			
-	Level	Range	:	40-100			
-	Max	dB	:		65 -	10/12/2015	8:45:00
-	Level	Range	:	40-100			
-	SEL	:	84.1				
-	Leq	:	54.6				
-							

No.s	Date	Time	(dB)
1	10/12/2015	8:45:00	54.5
2	10/12/2015	8:45:01	54.7
3	10/12/2015	8:45:02	56.6
4	10/12/2015	8:45:03	55.9
5	10/12/2015	8:45:04	55.9
6	10/12/2015	8:45:05	55.7
7	10/12/2015	8:45:06	56.5
8	10/12/2015	8:45:07	56.6
9	10/12/2015	8:45:08	57.8
10	10/12/2015	8:45:09	57.8
11	10/12/2015	8:45:10	57.4
12	10/12/2015	8:45:11	57.1
13	10/12/2015	8:45:12	57.8
14	10/12/2015	8:45:13	58.6
15	10/12/2015	8:45:14	59.1
16	10/12/2015	8:45:15	58.1
17	10/12/2015	8:45:16	56.7
18	10/12/2015	8:45:17	56.3
19	10/12/2015	8:45:18	56.6
20	10/12/2015	8:45:19	57.4
21	10/12/2015	8:45:20	56.9
22	10/12/2015	8:45:21	57.7
23	10/12/2015	8:45:22	57
24	10/12/2015	8:45:23	56.2
25	10/12/2015	8:45:24	56.8
26	10/12/2015	8:45:25	57
27	10/12/2015	8:45:26	58.9
28	10/12/2015	8:45:27	54.3
29	10/12/2015	8:45:28	52.8
30	10/12/2015	8:45:29	52.9
31	10/12/2015	8:45:30	53.3
32	10/12/2015	8:45:31	53.1
33	10/12/2015	8:45:32	52.7
34	10/12/2015	8:45:33	51.9
35	10/12/2015	8:45:34	51.3
36	10/12/2015	8:45:35	50.6
37	10/12/2015	8:45:36	50.1

38	10/12/2015	8:45:37	49.8
39	10/12/2015	8:45:38	50.5
40	10/12/2015	8:45:39	50
41	10/12/2015	8:45:40	49
42	10/12/2015	8:45:41	49.8
43	10/12/2015	8:45:42	49.8
44	10/12/2015	8:45:43	49.6
45	10/12/2015	8:45:44	50.5
46	10/12/2015	8:45:45	49.4
47	10/12/2015	8:45:46	49.4
48	10/12/2015	8:45:47	49.9
49	10/12/2015	8:45:48	49.1
50	10/12/2015	8:45:49	50.6
51	10/12/2015	8:45:50	50
52	10/12/2015	8:45:51	49.1
53	10/12/2015	8:45:52	50.1
54	10/12/2015	8:45:53	50.6
55	10/12/2015	8:45:54	50.9
56	10/12/2015	8:45:55	51.9
57	10/12/2015	8:45:56	52.9
58	10/12/2015	8:45:57	52.1
59	10/12/2015	8:45:58	52
60	10/12/2015	8:45:59	52.4
61	10/12/2015	8:46:00	53
62	10/12/2015	8:46:01	53.1
63	10/12/2015	8:46:02	57.3
64	10/12/2015	8:46:03	55.8
65	10/12/2015	8:46:04	54.4
66	10/12/2015	8:46:05	52.7
67	10/12/2015	8:46:06	52.4
68	10/12/2015	8:46:07	52
69	10/12/2015	8:46:08	51.9
70	10/12/2015	8:46:09	51.6
71	10/12/2015	8:46:10	51.3
72	10/12/2015	8:46:11	52.3
73	10/12/2015	8:46:12	52.5
74	10/12/2015	8:46:13	51.9
75	10/12/2015	8:46:14	50
76	10/12/2015	8:46:15	50.5
77	10/12/2015	8:46:16	51.7
78	10/12/2015	8:46:17	52.1
79	10/12/2015	8:46:18	51.9
80	10/12/2015	8:46:19	53.6
81	10/12/2015	8:46:20	52.7
82	10/12/2015	8:46:21	53.9
83	10/12/2015	8:46:22	55.7
84	10/12/2015	8:46:23	55.5

85	10/12/2015	8:46:24	55
86	10/12/2015	8:46:25	55.5
87	10/12/2015	8:46:26	57.7
88	10/12/2015	8:46:27	57.2
89	10/12/2015	8:46:28	55.8
90	10/12/2015	8:46:29	56.7
91	10/12/2015	8:46:30	54.6
92	10/12/2015	8:46:31	53.8
93	10/12/2015	8:46:32	55.9
94	10/12/2015	8:46:33	56.3
95	10/12/2015	8:46:34	54.7
96	10/12/2015	8:46:35	56.2
97	10/12/2015	8:46:36	54.6
98	10/12/2015	8:46:37	54.4
99	10/12/2015	8:46:38	55.5
100	10/12/2015	8:46:39	55.8
101	10/12/2015	8:46:40	54.9
102	10/12/2015	8:46:41	53.7
103	10/12/2015	8:46:42	53.9
104	10/12/2015	8:46:43	61.7
105	10/12/2015	8:46:44	64
106	10/12/2015	8:46:45	62.4
107	10/12/2015	8:46:46	58.2
108	10/12/2015	8:46:47	57.6
109	10/12/2015	8:46:48	58.6
110	10/12/2015	8:46:49	57.8
111	10/12/2015	8:46:50	56.2
112	10/12/2015	8:46:51	55.7
113	10/12/2015	8:46:52	55.1
114	10/12/2015	8:46:53	54.4
115	10/12/2015	8:46:54	53.4
116	10/12/2015	8:46:55	52.5
117	10/12/2015	8:46:56	52.1
118	10/12/2015	8:46:57	53.2
119	10/12/2015	8:46:58	52.4
120	10/12/2015	8:46:59	52.6
121	10/12/2015	8:47:00	51.2
122	10/12/2015	8:47:01	52.6
123	10/12/2015	8:47:02	53.7
124	10/12/2015	8:47:03	54.3
125	10/12/2015	8:47:04	52.8
126	10/12/2015	8:47:05	52.8
127	10/12/2015	8:47:06	54.5
128	10/12/2015	8:47:07	55.3
129	10/12/2015	8:47:08	53.7
130	10/12/2015	8:47:09	52.2
131	10/12/2015	8:47:10	52.3

132	10/12/2015	8:47:11	53.9
133	10/12/2015	8:47:12	53
134	10/12/2015	8:47:13	54.4
135	10/12/2015	8:47:14	53.4
136	10/12/2015	8:47:15	53
137	10/12/2015	8:47:16	53.7
138	10/12/2015	8:47:17	52.6
139	10/12/2015	8:47:18	53.3
140	10/12/2015	8:47:19	53
141	10/12/2015	8:47:20	53.8
142	10/12/2015	8:47:21	54.9
143	10/12/2015	8:47:22	54.5
144	10/12/2015	8:47:23	54.3
145	10/12/2015	8:47:24	53
146	10/12/2015	8:47:25	55.3
147	10/12/2015	8:47:26	55.2
148	10/12/2015	8:47:27	54.1
149	10/12/2015	8:47:28	53.5
150	10/12/2015	8:47:29	54.6
151	10/12/2015	8:47:30	52.2
152	10/12/2015	8:47:31	52.7
153	10/12/2015	8:47:32	52.9
154	10/12/2015	8:47:33	51.9
155	10/12/2015	8:47:34	53.8
156	10/12/2015	8:47:35	51.2
157	10/12/2015	8:47:36	52.7
158	10/12/2015	8:47:37	51.3
159	10/12/2015	8:47:38	51.3
160	10/12/2015	8:47:39	53.7
161	10/12/2015	8:47:40	52.4
162	10/12/2015	8:47:41	54.5
163	10/12/2015	8:47:42	50.9
164	10/12/2015	8:47:43	51.2
165	10/12/2015	8:47:44	51.8
166	10/12/2015	8:47:45	53.3
167	10/12/2015	8:47:46	54
168	10/12/2015	8:47:47	54.3
169	10/12/2015	8:47:48	53.9
170	10/12/2015	8:47:49	54.5
171	10/12/2015	8:47:50	54.5
172	10/12/2015	8:47:51	56.1
173	10/12/2015	8:47:52	56.4
174	10/12/2015	8:47:53	56.6
175	10/12/2015	8:47:54	56.3
176	10/12/2015	8:47:55	57.2
177	10/12/2015	8:47:56	56.6
178	10/12/2015	8:47:57	55.7

179	10/12/2015	8:47:58	56.2
180	10/12/2015	8:47:59	56.8
181	10/12/2015	8:48:00	57.4
182	10/12/2015	8:48:01	56.3
183	10/12/2015	8:48:02	55.9
184	10/12/2015	8:48:03	56.8
185	10/12/2015	8:48:04	55.8
186	10/12/2015	8:48:05	55.5
187	10/12/2015	8:48:06	56
188	10/12/2015	8:48:07	55.7
189	10/12/2015	8:48:08	56.3
190	10/12/2015	8:48:09	56.8
191	10/12/2015	8:48:10	52.7
192	10/12/2015	8:48:11	51.8
193	10/12/2015	8:48:12	50.8
194	10/12/2015	8:48:13	50.7
195	10/12/2015	8:48:14	50.8
196	10/12/2015	8:48:15	50.7
197	10/12/2015	8:48:16	49.9
198	10/12/2015	8:48:17	50.6
199	10/12/2015	8:48:18	50.6
200	10/12/2015	8:48:19	50.7
201	10/12/2015	8:48:20	50.8
202	10/12/2015	8:48:21	51
203	10/12/2015	8:48:22	51.6
204	10/12/2015	8:48:23	52.1
205	10/12/2015	8:48:24	51.2
206	10/12/2015	8:48:25	50.3
207	10/12/2015	8:48:26	51.2
208	10/12/2015	8:48:27	50.6
209	10/12/2015	8:48:28	51.1
210	10/12/2015	8:48:29	50.1
211	10/12/2015	8:48:30	51.2
212	10/12/2015	8:48:31	49.7
213	10/12/2015	8:48:32	50.6
214	10/12/2015	8:48:33	52.2
215	10/12/2015	8:48:34	52.6
216	10/12/2015	8:48:35	51.4
217	10/12/2015	8:48:36	51.1
218	10/12/2015	8:48:37	53.2
219	10/12/2015	8:48:38	51.3
220	10/12/2015	8:48:39	51.3
221	10/12/2015	8:48:40	50.4
222	10/12/2015	8:48:41	51.1
223	10/12/2015	8:48:42	53.3
224	10/12/2015	8:48:43	52.9
225	10/12/2015	8:48:44	51.8

226	10/12/2015	8:48:45	52.6
227	10/12/2015	8:48:46	51.6
228	10/12/2015	8:48:47	53.3
229	10/12/2015	8:48:48	54.6
230	10/12/2015	8:48:49	52.4
231	10/12/2015	8:48:50	51.9
232	10/12/2015	8:48:51	50.8
233	10/12/2015	8:48:52	51.7
234	10/12/2015	8:48:53	50.7
235	10/12/2015	8:48:54	51.2
236	10/12/2015	8:48:55	51.8
237	10/12/2015	8:48:56	50.8
238	10/12/2015	8:48:57	53.7
239	10/12/2015	8:48:58	52.1
240	10/12/2015	8:48:59	51.8
241	10/12/2015	8:49:00	51.1
242	10/12/2015	8:49:01	51.2
243	10/12/2015	8:49:02	52.9
244	10/12/2015	8:49:03	54.4
245	10/12/2015	8:49:04	51.8
246	10/12/2015	8:49:05	51.2
247	10/12/2015	8:49:06	53
248	10/12/2015	8:49:07	51.8
249	10/12/2015	8:49:08	52.7
250	10/12/2015	8:49:09	52.3
251	10/12/2015	8:49:10	53.8
252	10/12/2015	8:49:11	53.9
253	10/12/2015	8:49:12	54.9
254	10/12/2015	8:49:13	54.7
255	10/12/2015	8:49:14	55.4
256	10/12/2015	8:49:15	55.9
257	10/12/2015	8:49:16	53.5
258	10/12/2015	8:49:17	54.7
259	10/12/2015	8:49:18	52.2
260	10/12/2015	8:49:19	52.9
261	10/12/2015	8:49:20	54.3
262	10/12/2015	8:49:21	53.2
263	10/12/2015	8:49:22	50.3
264	10/12/2015	8:49:23	51.6
265	10/12/2015	8:49:24	51.7
266	10/12/2015	8:49:25	52.7
267	10/12/2015	8:49:26	52.9
268	10/12/2015	8:49:27	53.3
269	10/12/2015	8:49:28	54.1
270	10/12/2015	8:49:29	53.8
271	10/12/2015	8:49:30	55.1
272	10/12/2015	8:49:31	56

273	10/12/2015	8:49:32	56.3
274	10/12/2015	8:49:33	56.9
275	10/12/2015	8:49:34	57.6
276	10/12/2015	8:49:35	58.2
277	10/12/2015	8:49:36	58.2
278	10/12/2015	8:49:37	57.6
279	10/12/2015	8:49:38	58.1
280	10/12/2015	8:49:39	59
281	10/12/2015	8:49:40	58.1
282	10/12/2015	8:49:41	57.5
283	10/12/2015	8:49:42	56.6
284	10/12/2015	8:49:43	56.8
285	10/12/2015	8:49:44	58.1
286	10/12/2015	8:49:45	57.5
287	10/12/2015	8:49:46	57.1
288	10/12/2015	8:49:47	57.2
289	10/12/2015	8:49:48	57.3
290	10/12/2015	8:49:49	56.3
291	10/12/2015	8:49:50	58.9
292	10/12/2015	8:49:51	58.9
293	10/12/2015	8:49:52	57.8
294	10/12/2015	8:49:53	58.3
295	10/12/2015	8:49:54	58.4
296	10/12/2015	8:49:55	57.6
297	10/12/2015	8:49:56	54.5
298	10/12/2015	8:49:57	55.4
299	10/12/2015	8:49:58	55
300	10/12/2015	8:49:59	54.5
301	10/12/2015	8:50:00	54.6
302	10/12/2015	8:50:01	54.5
303	10/12/2015	8:50:02	55.2
304	10/12/2015	8:50:03	55.3
305	10/12/2015	8:50:04	53.9
306	10/12/2015	8:50:05	55.4
307	10/12/2015	8:50:06	56.7
308	10/12/2015	8:50:07	56.8
309	10/12/2015	8:50:08	55.6
310	10/12/2015	8:50:09	57.1
311	10/12/2015	8:50:10	58.5
312	10/12/2015	8:50:11	57.8
313	10/12/2015	8:50:12	56.1
314	10/12/2015	8:50:13	55.5
315	10/12/2015	8:50:14	55.5
316	10/12/2015	8:50:15	55.4
317	10/12/2015	8:50:16	55.1
318	10/12/2015	8:50:17	54
319	10/12/2015	8:50:18	52.9

320	10/12/2015	8:50:19	52.2
321	10/12/2015	8:50:20	53.9
322	10/12/2015	8:50:21	54.7
323	10/12/2015	8:50:22	53.9
324	10/12/2015	8:50:23	53.8
325	10/12/2015	8:50:24	52.5
326	10/12/2015	8:50:25	54.1
327	10/12/2015	8:50:26	51.7
328	10/12/2015	8:50:27	53.9
329	10/12/2015	8:50:28	50.6
330	10/12/2015	8:50:29	49.2
331	10/12/2015	8:50:30	49.3
332	10/12/2015	8:50:31	48.8
333	10/12/2015	8:50:32	51.1
334	10/12/2015	8:50:33	50.2
335	10/12/2015	8:50:34	50.4
336	10/12/2015	8:50:35	50.8
337	10/12/2015	8:50:36	52.5
338	10/12/2015	8:50:37	53
339	10/12/2015	8:50:38	52
340	10/12/2015	8:50:39	52.9
341	10/12/2015	8:50:40	55
342	10/12/2015	8:50:41	55.4
343	10/12/2015	8:50:42	53.7
344	10/12/2015	8:50:43	53.8
345	10/12/2015	8:50:44	52.7
346	10/12/2015	8:50:45	53.3
347	10/12/2015	8:50:46	52
348	10/12/2015	8:50:47	50.4
349	10/12/2015	8:50:48	51.4
350	10/12/2015	8:50:49	52.7
351	10/12/2015	8:50:50	51.4
352	10/12/2015	8:50:51	49.7
353	10/12/2015	8:50:52	47.8
354	10/12/2015	8:50:53	47.8
355	10/12/2015	8:50:54	48.3
356	10/12/2015	8:50:55	52.7
357	10/12/2015	8:50:56	54.3
358	10/12/2015	8:50:57	51.9
359	10/12/2015	8:50:58	51
360	10/12/2015	8:50:59	49.7
361	10/12/2015	8:51:00	50.2
362	10/12/2015	8:51:01	50.1
363	10/12/2015	8:51:02	50
364	10/12/2015	8:51:03	49.5
365	10/12/2015	8:51:04	49.7
366	10/12/2015	8:51:05	49.8

367	10/12/2015	8:51:06	50.5
368	10/12/2015	8:51:07	50.1
369	10/12/2015	8:51:08	49.9
370	10/12/2015	8:51:09	51.4
371	10/12/2015	8:51:10	50.2
372	10/12/2015	8:51:11	50.8
373	10/12/2015	8:51:12	51.4
374	10/12/2015	8:51:13	51.8
375	10/12/2015	8:51:14	49.8
376	10/12/2015	8:51:15	49
377	10/12/2015	8:51:16	49.5
378	10/12/2015	8:51:17	50.9
379	10/12/2015	8:51:18	50.8
380	10/12/2015	8:51:19	52.6
381	10/12/2015	8:51:20	51.5
382	10/12/2015	8:51:21	52.8
383	10/12/2015	8:51:22	54
384	10/12/2015	8:51:23	53.9
385	10/12/2015	8:51:24	52.6
386	10/12/2015	8:51:25	51.1
387	10/12/2015	8:51:26	50.3
388	10/12/2015	8:51:27	51.2
389	10/12/2015	8:51:28	50.2
390	10/12/2015	8:51:29	50.1
391	10/12/2015	8:51:30	49.5
392	10/12/2015	8:51:31	49.1
393	10/12/2015	8:51:32	49.2
394	10/12/2015	8:51:33	48.5
395	10/12/2015	8:51:34	48.7
396	10/12/2015	8:51:35	48.5
397	10/12/2015	8:51:36	48.5
398	10/12/2015	8:51:37	49.2
399	10/12/2015	8:51:38	49.1
400	10/12/2015	8:51:39	50
401	10/12/2015	8:51:40	50.5
402	10/12/2015	8:51:41	50.9
403	10/12/2015	8:51:42	50.7
404	10/12/2015	8:51:43	51.4
405	10/12/2015	8:51:44	52.1
406	10/12/2015	8:51:45	53.2
407	10/12/2015	8:51:46	54.2
408	10/12/2015	8:51:47	55.5
409	10/12/2015	8:51:48	55.8
410	10/12/2015	8:51:49	55.3
411	10/12/2015	8:51:50	55.9
412	10/12/2015	8:51:51	55.5
413	10/12/2015	8:51:52	54.8

414	10/12/2015	8:51:53	56.6
415	10/12/2015	8:51:54	55.9
416	10/12/2015	8:51:55	55.1
417	10/12/2015	8:51:56	54.3
418	10/12/2015	8:51:57	54.7
419	10/12/2015	8:51:58	54.7
420	10/12/2015	8:51:59	55.1
421	10/12/2015	8:52:00	54.9
422	10/12/2015	8:52:01	54.1
423	10/12/2015	8:52:02	56.1
424	10/12/2015	8:52:03	55.9
425	10/12/2015	8:52:04	55.9
426	10/12/2015	8:52:05	56.2
427	10/12/2015	8:52:06	56.6
428	10/12/2015	8:52:07	55.5
429	10/12/2015	8:52:08	55.3
430	10/12/2015	8:52:09	56.3
431	10/12/2015	8:52:10	55.7
432	10/12/2015	8:52:11	56.1
433	10/12/2015	8:52:12	59.8
434	10/12/2015	8:52:13	63
435	10/12/2015	8:52:14	61.3
436	10/12/2015	8:52:15	60.3
437	10/12/2015	8:52:16	59.7
438	10/12/2015	8:52:17	61.2
439	10/12/2015	8:52:18	60.7
440	10/12/2015	8:52:19	59.4
441	10/12/2015	8:52:20	59.2
442	10/12/2015	8:52:21	58.1
443	10/12/2015	8:52:22	59.8
444	10/12/2015	8:52:23	58.9
445	10/12/2015	8:52:24	57.6
446	10/12/2015	8:52:25	56.6
447	10/12/2015	8:52:26	56.3
448	10/12/2015	8:52:27	56.4
449	10/12/2015	8:52:28	54.4
450	10/12/2015	8:52:29	54.6
451	10/12/2015	8:52:30	54.1
452	10/12/2015	8:52:31	54.4
453	10/12/2015	8:52:32	54.9
454	10/12/2015	8:52:33	54.8
455	10/12/2015	8:52:34	55.3
456	10/12/2015	8:52:35	55.1
457	10/12/2015	8:52:36	55.8
458	10/12/2015	8:52:37	56.3
459	10/12/2015	8:52:38	55.8
460	10/12/2015	8:52:39	57.5

461	10/12/2015	8:52:40	60
462	10/12/2015	8:52:41	57.9
463	10/12/2015	8:52:42	56.5
464	10/12/2015	8:52:43	56.4
465	10/12/2015	8:52:44	55.9
466	10/12/2015	8:52:45	59
467	10/12/2015	8:52:46	61.5
468	10/12/2015	8:52:47	57.5
469	10/12/2015	8:52:48	56.4
470	10/12/2015	8:52:49	54.2
471	10/12/2015	8:52:50	54.6
472	10/12/2015	8:52:51	54
473	10/12/2015	8:52:52	55.5
474	10/12/2015	8:52:53	53.9
475	10/12/2015	8:52:54	53
476	10/12/2015	8:52:55	52.5
477	10/12/2015	8:52:56	50.3
478	10/12/2015	8:52:57	51.4
479	10/12/2015	8:52:58	51.2
480	10/12/2015	8:52:59	50.7
481	10/12/2015	8:53:00	50.4
482	10/12/2015	8:53:01	50.6
483	10/12/2015	8:53:02	50.6
484	10/12/2015	8:53:03	50.9
485	10/12/2015	8:53:04	51.2
486	10/12/2015	8:53:05	49
487	10/12/2015	8:53:06	49.5
488	10/12/2015	8:53:07	49.9
489	10/12/2015	8:53:08	50.7
490	10/12/2015	8:53:09	51.8
491	10/12/2015	8:53:10	52.5
492	10/12/2015	8:53:11	53.3
493	10/12/2015	8:53:12	53
494	10/12/2015	8:53:13	54
495	10/12/2015	8:53:14	55.5
496	10/12/2015	8:53:15	55.6
497	10/12/2015	8:53:16	55.3
498	10/12/2015	8:53:17	55.7
499	10/12/2015	8:53:18	57.7
500	10/12/2015	8:53:19	56.6
501	10/12/2015	8:53:20	55.2
502	10/12/2015	8:53:21	56.5
503	10/12/2015	8:53:22	56.4
504	10/12/2015	8:53:23	55.1
505	10/12/2015	8:53:24	55.7
506	10/12/2015	8:53:25	55.8
507	10/12/2015	8:53:26	55.9

508	10/12/2015	8:53:27	56.1
509	10/12/2015	8:53:28	54.6
510	10/12/2015	8:53:29	54.9
511	10/12/2015	8:53:30	55.7
512	10/12/2015	8:53:31	56.7
513	10/12/2015	8:53:32	53.6
514	10/12/2015	8:53:33	52.2
515	10/12/2015	8:53:34	52.4
516	10/12/2015	8:53:35	51.9
517	10/12/2015	8:53:36	51.2
518	10/12/2015	8:53:37	50.4
519	10/12/2015	8:53:38	50.9
520	10/12/2015	8:53:39	51.1
521	10/12/2015	8:53:40	52.4
522	10/12/2015	8:53:41	52.1
523	10/12/2015	8:53:42	49.5
524	10/12/2015	8:53:43	50
525	10/12/2015	8:53:44	50.5
526	10/12/2015	8:53:45	50.4
527	10/12/2015	8:53:46	49.5
528	10/12/2015	8:53:47	50.9
529	10/12/2015	8:53:48	50.3
530	10/12/2015	8:53:49	50.8
531	10/12/2015	8:53:50	50.6
532	10/12/2015	8:53:51	50.5
533	10/12/2015	8:53:52	52.9
534	10/12/2015	8:53:53	51.3
535	10/12/2015	8:53:54	52.1
536	10/12/2015	8:53:55	49.8
537	10/12/2015	8:53:56	53
538	10/12/2015	8:53:57	55.4
539	10/12/2015	8:53:58	54.7
540	10/12/2015	8:53:59	52.5
541	10/12/2015	8:54:00	52
542	10/12/2015	8:54:01	52.6
543	10/12/2015	8:54:02	51.2
544	10/12/2015	8:54:03	50.7
545	10/12/2015	8:54:04	49.9
546	10/12/2015	8:54:05	49.4
547	10/12/2015	8:54:06	50.3
548	10/12/2015	8:54:07	51
549	10/12/2015	8:54:08	50.2
550	10/12/2015	8:54:09	51.1
551	10/12/2015	8:54:10	49.8
552	10/12/2015	8:54:11	50.7
553	10/12/2015	8:54:12	52.1
554	10/12/2015	8:54:13	53.4

555	10/12/2015	8:54:14	52.8
556	10/12/2015	8:54:15	52.7
557	10/12/2015	8:54:16	54.7
558	10/12/2015	8:54:17	54.6
559	10/12/2015	8:54:18	55.4
560	10/12/2015	8:54:19	55.4
561	10/12/2015	8:54:20	54.8
562	10/12/2015	8:54:21	54.7
563	10/12/2015	8:54:22	62.1
564	10/12/2015	8:54:23	63.8
565	10/12/2015	8:54:24	62.3
566	10/12/2015	8:54:25	60.7
567	10/12/2015	8:54:26	58.9
568	10/12/2015	8:54:27	60.8
569	10/12/2015	8:54:28	59.6
570	10/12/2015	8:54:29	58.5
571	10/12/2015	8:54:30	58.1
572	10/12/2015	8:54:31	57.2
573	10/12/2015	8:54:32	56.2
574	10/12/2015	8:54:33	56.8
575	10/12/2015	8:54:34	55.3
576	10/12/2015	8:54:35	55.3
577	10/12/2015	8:54:36	54.8
578	10/12/2015	8:54:37	53.9
579	10/12/2015	8:54:38	52.4
580	10/12/2015	8:54:39	53
581	10/12/2015	8:54:40	53.6
582	10/12/2015	8:54:41	53.3
583	10/12/2015	8:54:42	53
584	10/12/2015	8:54:43	53.3
585	10/12/2015	8:54:44	53.3
586	10/12/2015	8:54:45	52.6
587	10/12/2015	8:54:46	52.5
588	10/12/2015	8:54:47	53.3
589	10/12/2015	8:54:48	53.4
590	10/12/2015	8:54:49	52.5
591	10/12/2015	8:54:50	51.5
592	10/12/2015	8:54:51	52.1
593	10/12/2015	8:54:52	52.5
594	10/12/2015	8:54:53	53.1
595	10/12/2015	8:54:54	54.4
596	10/12/2015	8:54:55	54.2
597	10/12/2015	8:54:56	56
598	10/12/2015	8:54:57	55
599	10/12/2015	8:54:58	54
600	10/12/2015	8:54:59	53.2
601	10/12/2015	8:55:00	54.7

602	10/12/2015	8:55:01	57.4
603	10/12/2015	8:55:02	56.7
604	10/12/2015	8:55:03	56.4
605	10/12/2015	8:55:04	56.1
606	10/12/2015	8:55:05	55.4
607	10/12/2015	8:55:06	55.5
608	10/12/2015	8:55:07	54.4
609	10/12/2015	8:55:08	54
610	10/12/2015	8:55:09	54.4
611	10/12/2015	8:55:10	53.8
612	10/12/2015	8:55:11	53.9
613	10/12/2015	8:55:12	53.7
614	10/12/2015	8:55:13	52.3
615	10/12/2015	8:55:14	53
616	10/12/2015	8:55:15	54.2
617	10/12/2015	8:55:16	54.7
618	10/12/2015	8:55:17	54.1
619	10/12/2015	8:55:18	54.7
620	10/12/2015	8:55:19	55.7
621	10/12/2015	8:55:20	54.9
622	10/12/2015	8:55:21	55.4
623	10/12/2015	8:55:22	55.5
624	10/12/2015	8:55:23	54.3
625	10/12/2015	8:55:24	53.3
626	10/12/2015	8:55:25	52.4
627	10/12/2015	8:55:26	52.4
628	10/12/2015	8:55:27	52.8
629	10/12/2015	8:55:28	52.8
630	10/12/2015	8:55:29	53.7
631	10/12/2015	8:55:30	52.4
632	10/12/2015	8:55:31	53.7
633	10/12/2015	8:55:32	53
634	10/12/2015	8:55:33	52.6
635	10/12/2015	8:55:34	51.9
636	10/12/2015	8:55:35	52
637	10/12/2015	8:55:36	52.3
638	10/12/2015	8:55:37	51.2
639	10/12/2015	8:55:38	51.4
640	10/12/2015	8:55:39	51.5
641	10/12/2015	8:55:40	50.2
642	10/12/2015	8:55:41	50.1
643	10/12/2015	8:55:42	50.2
644	10/12/2015	8:55:43	51.1
645	10/12/2015	8:55:44	51.7
646	10/12/2015	8:55:45	51.1
647	10/12/2015	8:55:46	50.9
648	10/12/2015	8:55:47	49.6

649	10/12/2015	8:55:48	49.6
650	10/12/2015	8:55:49	51
651	10/12/2015	8:55:50	50.4
652	10/12/2015	8:55:51	51.4
653	10/12/2015	8:55:52	51.4
654	10/12/2015	8:55:53	50.9
655	10/12/2015	8:55:54	50
656	10/12/2015	8:55:55	51.5
657	10/12/2015	8:55:56	50.8
658	10/12/2015	8:55:57	48.9
659	10/12/2015	8:55:58	49.1
660	10/12/2015	8:55:59	48.5
661	10/12/2015	8:56:00	49.4
662	10/12/2015	8:56:01	50.8
663	10/12/2015	8:56:02	50.6
664	10/12/2015	8:56:03	51.2
665	10/12/2015	8:56:04	52.3
666	10/12/2015	8:56:05	52.6
667	10/12/2015	8:56:06	52.1
668	10/12/2015	8:56:07	49.2
669	10/12/2015	8:56:08	48.9
670	10/12/2015	8:56:09	48.9
671	10/12/2015	8:56:10	47.7
672	10/12/2015	8:56:11	47.2
673	10/12/2015	8:56:12	47.5
674	10/12/2015	8:56:13	46.4
675	10/12/2015	8:56:14	47.3
676	10/12/2015	8:56:15	48.4
677	10/12/2015	8:56:16	47.9
678	10/12/2015	8:56:17	48.7
679	10/12/2015	8:56:18	49.3
680	10/12/2015	8:56:19	49.5
681	10/12/2015	8:56:20	51.8
682	10/12/2015	8:56:21	52.8
683	10/12/2015	8:56:22	54.4
684	10/12/2015	8:56:23	54.6
685	10/12/2015	8:56:24	56.9
686	10/12/2015	8:56:25	57.2
687	10/12/2015	8:56:26	56.4
688	10/12/2015	8:56:27	55.9
689	10/12/2015	8:56:28	55.4
690	10/12/2015	8:56:29	57.1
691	10/12/2015	8:56:30	58.5
692	10/12/2015	8:56:31	58.3
693	10/12/2015	8:56:32	54.9
694	10/12/2015	8:56:33	50.8
695	10/12/2015	8:56:34	50

696	10/12/2015	8:56:35	49.8
697	10/12/2015	8:56:36	49.4
698	10/12/2015	8:56:37	49.7
699	10/12/2015	8:56:38	49.7
700	10/12/2015	8:56:39	49.6
701	10/12/2015	8:56:40	49.5
702	10/12/2015	8:56:41	49.7
703	10/12/2015	8:56:42	49.8
704	10/12/2015	8:56:43	51.1
705	10/12/2015	8:56:44	51.3
706	10/12/2015	8:56:45	51.1
707	10/12/2015	8:56:46	52.8
708	10/12/2015	8:56:47	53.5
709	10/12/2015	8:56:48	55.1
710	10/12/2015	8:56:49	52.4
711	10/12/2015	8:56:50	50.6
712	10/12/2015	8:56:51	55.9
713	10/12/2015	8:56:52	52.5
714	10/12/2015	8:56:53	50.5
715	10/12/2015	8:56:54	49.8
716	10/12/2015	8:56:55	49.3
717	10/12/2015	8:56:56	50
718	10/12/2015	8:56:57	49.6
719	10/12/2015	8:56:58	49.9
720	10/12/2015	8:56:59	50.4
721	10/12/2015	8:57:00	49.7
722	10/12/2015	8:57:01	49.9
723	10/12/2015	8:57:02	50.4
724	10/12/2015	8:57:03	51.6
725	10/12/2015	8:57:04	51.1
726	10/12/2015	8:57:05	51

Appendix B

HUD DNL Noise Calculation Sheets

Environmental Review Main (/programs/environmental-review/)

DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the Day/Night Noise Level Calculator Electronic Assessment Tool Overview (https://onecpd.info/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/).

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

DNL Calculator

Site ID	Wooley Northern B
Record Date	10/16/2015
User's Name	Lexi Journey

Road # 1 Name:	**Wooley road**

Road #1

Vehicle Type	**Cars** ☑	**Medium Trucks** ☐	**Heavy Trucks** ☑
Effective Distance	75		75
Distance to Stop Sign			
Average Speed	40		40
Average Daily Trips (ADT)	800		200

Night Fraction of ADT	15		15
Road Gradient (%)			2
Vehicle DNL	51.9		65.1
Calculate Road #1 DNL	65.3	Reset	

Road # 2 Name: **Oxnard Boulevard**

Road #2

Vehicle Type	**Cars** ☑	**Medium Trucks** ☐	**Heavy Trucks** ☑
Effective Distance	800		800
Distance to Stop Sign			
Average Speed	30		30
Average Daily Trips (ADT)	800		240
Night Fraction of ADT	15		15
Road Gradient (%)			2
Vehicle DNL	33.9		50.5
Calculate Road #2 DNL	50.5	Reset	

Railroad #1 Track Identifier: **VCRR**

Rail # 1

Train Type	**Electric** ☐	**Diesel** ☑
Effective Distance		30
Average Train Speed		13
Engines per Train		1
Railway cars per Train		8
Average Train Operations (ATO)		3

Night Fraction of ATO		0
Railway whistles or horns?	Yes: ☐ No: ☐	Yes: ☑ No: ☐
Bolted Tracks?	Yes: ☐ No: ☐	Yes: ☑ No: ☐
Train DNL		73.8
Calculate Rail #1 DNL	73.8	Reset

Add Road Source | Add Rail Source

Airport Noise Level	
Loud Impulse Sounds?	○Yes ○No
Combined DNL for all Road and Rail sources	**74.4**
Combined DNL including Airport	**N/A**
Site DNL with Loud Impulse Sound	

Calculate

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative**: Cancel the project at this location
- **Other Reasonable Alternatives**: Choose an alternate site
- **Mitigation**
  - Contact your Field or Regional Environmental Officer (https://www.onecpd.info/programs/environmental-review/hud-environmental-staff-contacts/)
  - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
  - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
  - Incorporate natural or man-made barriers. See *The Noise Guidebook (https://www.onecpd.info/resource/313/hud-noise-guidebook/)*
  - Construct noise barrier. See the Barrier Performance Module (https://onecpd.info/programs/environmental-review/bpm-calculator/)

Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (https://www.onecpd.info/resource/3822/day-night-noise-level-assessment-tool-user-guide/)

Day/Night Noise Level Assessment Tool Flowcharts (https://www.onecpd.info/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)

Appendix C

Department Of Transportation U.S. Dot Crossing Inventory Form

U. S. DOT CROSSING INVENTORY FORM

DEPARTMENT OF TRANSPORTATION
FEDERAL RAILROAD ADMINISTRATION

OMB No. 2130-0017

Instructions for the initial reporting of the following types of new or previously unreported crossings: For public highway-rail grade crossings, complete the entire inventory Form. For private highway-rail grade crossings, complete the Header, Parts I and II, and the Submission Information section. For public pathway grade crossings (including pedestrian station grade crossings), complete the Header, Parts I and II, and the Submission Information section. For Private pathway grade crossings, complete the Header, Parts I and II, and the Submission Information section. For grade-separated highway-rail or pathway crossings (including pedestrian station crossings), complete the Header, Part I, and the Submission Information section. For changes to existing data, complete the Header, Part I Items 1-3, and the Submission Information section, in addition to the updated data fields. Note: For private crossings only, Part I Item 20 and Part III Item 2.K. are required unless otherwise noted. An asterisk * denotes an optional field.

A. Revision Date *(MM/DD/YYYY)* 09 / 07 / 2006

B. Reporting Agency
☐ Railroad ☐ Transit
☒ State ☐ Other

C. Reason for Update *(Select only one)*
☒ Change in Data ☐ New Crossing ☐ Closed ☐ No Train Traffic ☐ Quiet Zone Update
☐ Re-Open ☐ Date Change Only ☐ Change in Primary Operating RR ☐ Admin. Correction

D. DOT Crossing Inventory Number 853816N

Part I: Location and Classification Information

1. Primary Operating Railroad Ventura County Railway Company (Use code VCRR) [VCY

2. State CALIFORNIA

3. County VENTURA

4. City / Municipality
☒ In
☐ Near OXNARD

5. Street/Road Name & Block Number
WOOLEY ROAD | *(Street/Road Name)* | * *(Block Number)*

6. Highway Type & No. CITY ST

7. Do Other Railroads Operate a Separate Track at Crossing? ☐ Yes ☒ No
If Yes, Specify RR _____, _____, _____, _____

8. Do Other Railroads Operate Over Your Track at Crossing? ☐ Yes ☒ No
If Yes, Specify RR _____, _____, _____, _____

9. Railroad Division or Region
☐ None

10. Railroad Subdivision or District
☐ None

11. Branch or Line Name
☐ None PATTERSON BRANH

12. RR Milepost
_____ | 0002.09 | _____
(prefix) | *(nnnn.nnn)* | *(suffix)*

13. Line Segment *
45C-2.09

14. Nearest RR Timetable Station *
OXNARD VCY

15. Parent RR *(if applicable)*
☐ N/A

16. Crossing Owner *(if applicable)*
☐ N/A

17. Crossing Type
☒ Public
☐ Private

18. Crossing Purpose
☒ Highway
☐ Pathway, Ped.
☐ Station, Ped.

19. Crossing Position
☒ At Grade
☐ RR Under
☐ RR Over

20. Public Access *(if Private Crossing)*
☐ Yes
☐ No

21. Type of Train
☐ Freight ☐ Transit
☐ Intercity Passenger ☐ Shared Use Transit
☐ Commuter ☐ Tourist/Other

22. Average Passenger Train Count Per Day
☐ Less Than One Per Day
☐ Number Per Day 0

23. Type of Land Use
☒ Open Space ☐ Farm ☐ Residential ☐ Commercial ☐ Industrial ☐ Institutional ☐ Recreational ☐ RR Yard

24. Is there an Adjacent Crossing with a Separate Number?
☐ Yes ☐ No If Yes, Provide Crossing Number _____

25. Quiet Zone *(FRA provided)*
☒ No ☐ 24 Hr ☐ Partial ☐ Chicago Excused Date Established _____

26. HSR Corridor ID
_____ ☐ N/A

27. Latitude in decimal degrees
(WGS84 std: nn.nnnnnnn) 34.2738990

28. Longitude in decimal degrees
(WGS84 std: -nnn.nnnnnnn) -119.1569980

29. Lat/Long Source
☐ Actual ☐ Estimated

30.A. Railroad Use *

31.A. State Use *

30.B. Railroad Use *

31.B. State Use *

30.C. Railroad Use *

31.C. State Use *

30.D. Railroad Use *

31.D. State Use *

32.A. Narrative *(Railroad Use)* *

32.B. Narrative *(State Use)* *

33. Emergency Notification Telephone No. *(posted)*

34. Railroad Contact *(Telephone No.)*

35. State Contact *(Telephone No.)*
415-703-3722

Part II: Railroad Information

1. Estimated Number of Daily Train Movements

1.A. Total Day Thru Trains *(6 AM to 6 PM)* 2

1.B. Total Night Thru Trains *(6 PM to 6 AM)* 1

1.C. Total Switching Trains 0

1.D. Total Transit Trains _____

1.E. Check if Less Than One Movement Per Day ☐
How many trains per week? _____

2. Year of Train Count Data *(YYYY)* _____

3. Speed of Train at Crossing
3.A. Maximum Timetable Speed *(mph)* 15
3.B. Typical Speed Range Over Crossing *(mph)* From 10 to 15

4. Type and Count of Tracks
Main 1 Siding _____ Yard _____ Transit _____ Industry _____

5. Train Detection *(Main Track only)*
☐ Constant Warning Time ☐ Motion Detection ☐AFO ☐ PTC ☒ DC ☐ Other ☐ None

6. Is Track Signaled?
☐ Yes ☒ No

7.A. Event Recorder
☐ Yes ☐ No

7.B. Remote Health Monitoring
☐ Yes ☐ No

U. S. DOT CROSSING INVENTORY FORM

A. Revision Date *(MM/DD/YYYY)* 09/07/2006	PAGE 2	D. Crossing Inventory Number *(7 char.)* 853816N

Part III: Highway or Pathway Traffic Control Device Information

1. Are there Signs or Signals? ☒ Yes ☐ No

2. Types of Passive Traffic Control Devices associated with the Crossing

2.A. Crossbuck Assemblies *(count)* 2

2.B. STOP Signs *(R1-1) (count)* 0

2.C. YIELD Signs *(R1-2) (count)*

2.D. Advance Warning Signs *(Check all that apply; include count)* ☐ None
☒ W10-1 _____ ☐ W10-3 _____ ☐ W10-11 _____
☐ W10-2 _____ ☐ W10-4 _____ ☐ W10-12 _____

2.E. Low Ground Clearance Sign *(W10-5)*
☐ Yes *(count_____)*
☐ No

2.F. Pavement Markings
☒ Stop Lines ☐ Dynamic Envelope
☒ RR Xing Symbols ☐ None

2.G. Channelization Devices/Medians
☐ All Approaches ☐ Median
☐ One Approach ☒ None

2.H. EXEMPT Sign *(R15-3)*
☐ Yes
☐ No

2.I. ENS Sign *(I-13)* Displayed
☐ Yes
☒ No

2.J. Other MUTCD Signs ☐ Yes ☒ No
Specify Type _____ Count _____
Specify Type _____ Count _____
Specify Type _____ Count _____

2.K. Private Crossing Signs *(if private)*
☐ Yes ☐ No

2.L. LED Enhanced Signs *(List types)*

3. Types of Train Activated Warning Devices at the Grade Crossing *(specify count of each device for all that apply)*

3.A. Gate Arms *(count)*
Roadway 1
Pedestrian _____

3.B. Gate Configuration
☐ 2 Quad ☐ Full *(Barrier)* Resistance
☐ 3 Quad
☐ 4 Quad ☐ Median Gates

3.C. Cantilevered *(or Bridged)* Flashing Light Structures *(count)*
Over Traffic Lane 1 ☐ Incandescent
Not Over Traffic Lane 0 ☐ LED

3.D. Mast Mounted Flashing Lights *(count of masts)* 3
☐ Incandescent ☐ LED
☐ Back Lights Included ☐ Side Lights Included

3.E. Total Count of Flashing Light Pairs
3

3.F. Installation Date of Current Active Warning Devices: *(MM/YYYY)*
_____/_____ ☐ Not Required

3.G. Wayside Horn
☐ Yes Installed on *(MM/YYYY)* _____/_____
☐ No

3.H. Highway Traffic Signals Controlling Crossing
☐ Yes ☒ No

3.I. Bells *(count)*
1

3.J. Non-Train Active Warning
☐ Flagging/Flagman ☐ Manually Operated Signals ☐ Watchman ☐ Floodlighting ☐ None

3.K. Other Flashing Lights or Warning Devices
Count 1 Specify type MAST

4.A. Does nearby Hwy Intersection have Traffic Signals?
☐ Yes ☒ No

4.B. Hwy Traffic Signal Interconnection
☐ Not Interconnected
☐ For Traffic Signals
☐ For Warning Signs

4.C. Hwy Traffic Signal Preemption
☐ Simultaneous
☐ Advance

5. Highway Traffic Pre-Signals
☐ Yes ☐ No
Storage Distance * _____
Stop Line Distance * _____

6. Highway Monitoring Devices *(Check all that apply)*
☐ Yes - Photo/Video Recording
☐ Yes – Vehicle Presence Detection
☐ None

Part IV: Physical Characteristics

1. Traffic Lanes Crossing Railroad ☐ One-way Traffic ☐ Two-way Traffic ☐ Divided Traffic
Number of Lanes 2

2. Is Roadway/Pathway Paved? ☒ Yes ☐ No

3. Does Track Run Down a Street? ☒ Yes ☐ No

4. Is Crossing Illuminated? *(Street lights within approx. 50 feet from nearest rail)* ☐ Yes ☒ No

5. Crossing Surface *(on Main Track, multiple types allowed)* Installation Date * *(MM/YYYY)* _____/_____ Width * _____ Length * _____
☐ 1 Timber ☐ 2 Asphalt ☐ 3 Asphalt and Timber ☐ 4 Concrete ☐ 5 Concrete and Rubber ☒ 6 Rubber ☐ 7 Metal
☐ 8 Unconsolidated ☐ 9 Composite ☐ 10 Other *(specify)* _____

6. Intersecting Roadway within 500 feet?
☐ Yes ☒ No If Yes, Approximate Distance *(feet)* _____

7. Smallest Crossing Angle
☐ 0° – 29° ☒ 30° – 59° ☐ 60° - 90°

8. Is Commercial Power Available? *
☒ Yes ☐ No

Part V: Public Highway Information

1. Highway System
☐ (01) Interstate Highway System
☐ (02) Other Nat Hwy System (NHS)
☒ (03) Federal AID, Not NHS
☐ (08) Non-Federal Aid

2. Functional Classification of Road at Crossing
☐ (0) Rural ☒ (1) Urban
☐ (1) Interstate ☐ (5) Major Collector
☐ (2) Other Freeways and Expressways
☐ (3) Other Principal Arterial ☐ (6) Minor Collector
☒ (4) Minor Arterial ☐ (7) Local

3. Is Crossing on State Highway System?
☐ Yes ☒ No

4. Highway Speed Limit
_____ MPH
☐ Posted ☐ Statutory

5. Linear Referencing System *(LRS Route ID)* *

6. LRS Milepost *

7. Annual Average Daily Traffic *(AADT)*
Year 1989 AADT 007400

8. Estimated Percent Trucks
18 %

9. Regularly Used by School Buses?
☐ Yes ☒ No Average Number per Day 0

10. Emergency Services Route
☐ Yes ☐ No

Submission Information - *This information is used for administrative purposes and is not available on the public website.*

Submitted by _____ Organization _____ Phone _____ Date _____

Public reporting burden for this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed and completing and reviewing the collection of information. According to the Paperwork Reduction Act of 1995, a federal agency may not conduct or sponsor, and a person is not required to, nor shall a person be subject to a penalty for failure to comply with, a collection of information unless it displays a currently valid OMB control number. The valid OMB control number for information collection is 2130-0017. Send comments regarding this burden estimate or any other aspect of this collection, including for reducing this burden to: Information Collection Officer, Federal Railroad Administration, 1200 New Jersey Ave. SE, MS-25 Washington, DC 20590.

U. S. DOT CROSSING INVENTORY FORM

DEPARTMENT OF TRANSPORTATION
FEDERAL RAILROAD ADMINISTRATION

OMB No. 2130-0017

Instructions for the initial reporting of the following types of new or previously unreported crossings: For public highway-rail grade crossings, complete the entire inventory Form. For private highway-rail grade crossings, complete the Header, Parts I and II, and the Submission Information section. For public pathway grade crossings (including pedestrian station grade crossings), complete the Header, Parts I and II, and the Submission Information section. For Private pathway grade crossings, complete the Header, Parts I and II, and the Submission Information section. For grade-separated highway-rail or pathway crossings (including pedestrian station crossings), complete the Header, Part I, and the Submission Information section. For changes to existing data, complete the Header, Part I Items 1-3, and the Submission Information section, in addition to the updated data fields. Note: For private crossings only, Part I Item 20 and Part III Item 2.K. are required unless otherwise noted. An asterisk * denotes an optional field.

A. Revision Date *(MM/DD/YYYY)* 01 / 01 / 1982

B. Reporting Agency ☒ Railroad ☐ Transit ☐ State ☐ Other

C. Reason for Update *(Select only one)* ☒ Change in Data ☐ New Crossing ☐ Closed ☐ No Train Traffic ☐ Quiet Zone Update ☐ Re-Open ☐ Date Change Only ☐ Change in Primary Operating RR ☐ Admin. Correction

D. DOT Crossing Inventory Number 853837G

Part I: Location and Classification Information

1. Primary Operating Railroad Ventura County Railway Company (Use code VCRR) [VCY

2. State CALIFORNIA

3. County VENTURA

4. City / Municipality ☒ In ☐ Near OXNARD

5. Street/Road Name & Block Number WOOLEY RD WEST BD | *(Street/Road Name)* | * *(Block Number)*

6. Highway Type & No. CITY ST

7. Do Other Railroads Operate a Separate Track at Crossing? ☐ Yes ☒ No
If Yes, Specify RR _____, _____, _____, _____

8. Do Other Railroads Operate Over Your Track at Crossing? ☐ Yes ☒ No
If Yes, Specify RR _____, _____, _____, _____

9. Railroad Division or Region ☐ None

10. Railroad Subdivision or District ☐ None

11. Branch or Line Name ☐ None PATTERSON BRANH

12. RR Milepost _____ | 0000.80 | _____
(prefix) | *(nnnn.nnn)* | *(suffix)*

13. Line Segment * 45C-0.80

14. Nearest RR Timetable Station * OXNARD VCY

15. Parent RR *(if applicable)* ☐ N/A

16. Crossing Owner *(if applicable)* ☐ N/A

17. Crossing Type ☒ Public ☐ Private

18. Crossing Purpose ☒ Highway ☐ Pathway, Ped. ☐ Station, Ped.

19. Crossing Position ☒ At Grade ☐ RR Under ☐ RR Over

20. Public Access *(if Private Crossing)* ☐ Yes ☐ No

21. Type of Train ☐ Freight ☐ Transit ☐ Intercity Passenger ☐ Shared Use Transit ☐ Commuter ☐ Tourist/Other

22. Average Passenger Train Count Per Day ☐ Less Than One Per Day ☐ Number Per Day 0

23. Type of Land Use ☐ Open Space ☐ Farm ☐ Residential ☒ Commercial ☐ Industrial ☐ Institutional ☐ Recreational ☐ RR Yard

24. Is there an Adjacent Crossing with a Separate Number? ☐ Yes ☐ No If Yes, Provide Crossing Number _____

25. Quiet Zone *(FRA provided)* ☒ No ☐ 24 Hr ☐ Partial ☐ Chicago Excused Date Established _____

26. HSR Corridor ID _____ ☐ N/A

27. Latitude in decimal degrees *(WGS84 std: nn.nnnnnnn)* 34.1898000

28. Longitude in decimal degrees *(WGS84 std: -nnn.nnnnnnn)* -119.1706010

29. Lat/Long Source ☐ Actual ☐ Estimated

30.A. Railroad Use *

31.A. State Use *

30.B. Railroad Use *

31.B. State Use *

30.C. Railroad Use *

31.C. State Use *

30.D. Railroad Use *

31.D. State Use *

32.A. Narrative *(Railroad Use)* *

32.B. Narrative *(State Use)* *

33. Emergency Notification Telephone No. *(posted)* _____

34. Railroad Contact *(Telephone No.)* _____

35. State Contact *(Telephone No.)* 415-703-3722

Part II: Railroad Information

1. Estimated Number of Daily Train Movements

1.A. Total Day Thru Trains *(6 AM to 6 PM)* 0

1.B. Total Night Thru Trains *(6 PM to 6 AM)* 0

1.C. Total Switching Trains 2

1.D. Total Transit Trains _____

1.E. Check if Less Than One Movement Per Day ☐
How many trains per week? _____

2. Year of Train Count Data *(YYYY)* _____

3. Speed of Train at Crossing
3.A. Maximum Timetable Speed *(mph)* 5
3.B. Typical Speed Range Over Crossing *(mph)* From 2 to 5

4. Type and Count of Tracks
Main 1 Siding _____ Yard _____ Transit _____ Industry _____

5. Train Detection *(Main Track only)*
☐ Constant Warning Time ☐ Motion Detection ☐AFO ☐ PTC ☐ DC ☐ Other ☒ None

6. Is Track Signaled? ☐ Yes ☒ No

7.A. Event Recorder ☐ Yes ☐ No

7.B. Remote Health Monitoring ☐ Yes ☐ No

U. S. DOT CROSSING INVENTORY FORM

A. Revision Date *(MM/DD/YYYY)* 01/01/1982	PAGE 2	D. Crossing Inventory Number *(7 char.)* 853837G

Part III: Highway or Pathway Traffic Control Device Information

1. Are there Signs or Signals? ☒ Yes ☐ No

2. Types of Passive Traffic Control Devices associated with the Crossing

2.A. Crossbuck Assemblies *(count)* 0

2.B. STOP Signs *(R1-1) (count)* 0

2.C. YIELD Signs *(R1-2) (count)*

2.D. Advance Warning Signs *(Check all that apply; include count)* ☐ None
☐ W10-1 _____ ☐ W10-3 _____ ☐ W10-11 _____
☐ W10-2 _____ ☐ W10-4 _____ ☐ W10-12 _____

2.E. Low Ground Clearance Sign *(W10-5)*
☐ Yes *(count_____)*
☐ No

2.F. Pavement Markings
☒ Stop Lines ☐ Dynamic Envelope
☐ RR Xing Symbols ☐ None

2.G. Channelization Devices/Medians
☐ All Approaches ☐ Median
☐ One Approach ☐ None

2.H. EXEMPT Sign *(R15-3)*
☐ Yes
☐ No

2.I. ENS Sign *(I-13)* Displayed
☐ Yes
☐ No

2.J. Other MUTCD Signs ☐ Yes ☒ No
Specify Type _____ Count _____
Specify Type _____ Count _____
Specify Type _____ Count _____

2.K. Private Crossing Signs *(if private)*
☐ Yes ☐ No

2.L. LED Enhanced Signs *(List types)*

3. Types of Train Activated Warning Devices at the Grade Crossing *(specify count of each device for all that apply)*

3.A. Gate Arms *(count)*
Roadway 2
Pedestrian _____

3.B. Gate Configuration
☐ 2 Quad ☐ Full *(Barrier)* Resistance
☐ 3 Quad
☐ 4 Quad ☐ Median Gates

3.C. Cantilevered *(or Bridged)* Flashing Light Structures *(count)*
Over Traffic Lane 0 ☐ Incandescent
Not Over Traffic Lane 0 ☐ LED

3.D. Mast Mounted Flashing Lights *(count of masts)* 2
☐ Incandescent ☐ LED
☐ Back Lights Included ☐ Side Lights Included

3.E. Total Count of Flashing Light Pairs 0

3.F. Installation Date of Current Active Warning Devices: *(MM/YYYY)*
_____/_____ ☐ Not Required

3.G. Wayside Horn
☐ Yes Installed on *(MM/YYYY)* _____/_____
☐ No

3.H. Highway Traffic Signals Controlling Crossing
☐ Yes ☒ No

3.I. Bells *(count)* 2

3.J. Non-Train Active Warning
☐ Flagging/Flagman ☐ Manually Operated Signals ☐ Watchman ☐ Floodlighting ☐ None

3.K. Other Flashing Lights or Warning Devices
Count 0 Specify type _____

4.A. Does nearby Hwy Intersection have Traffic Signals?
☐ Yes ☐ No

4.B. Hwy Traffic Signal Interconnection
☐ Not Interconnected
☐ For Traffic Signals
☐ For Warning Signs

4.C. Hwy Traffic Signal Preemption
☐ Simultaneous
☐ Advance

5. Highway Traffic Pre-Signals
☐ Yes ☐ No
Storage Distance * _____
Stop Line Distance * _____

6. Highway Monitoring Devices *(Check all that apply)*
☐ Yes - Photo/Video Recording
☐ Yes – Vehicle Presence Detection
☐ None

Part IV: Physical Characteristics

1. Traffic Lanes Crossing Railroad ☐ One-way Traffic ☐ Two-way Traffic ☐ Divided Traffic
Number of Lanes 2

2. Is Roadway/Pathway Paved? ☒ Yes ☐ No

3. Does Track Run Down a Street? ☐ Yes ☒ No

4. Is Crossing Illuminated? *(Street lights within approx. 50 feet from nearest rail)* ☐ Yes ☐ No

5. Crossing Surface *(on Main Track, multiple types allowed)* Installation Date * *(MM/YYYY)* _____/_____ Width * _____ Length * _____
☐ 1 Timber ☒ 2 Asphalt ☐ 3 Asphalt and Timber ☐ 4 Concrete ☐ 5 Concrete and Rubber ☐ 6 Rubber ☐ 7 Metal
☐ 8 Unconsolidated ☐ 9 Composite ☐ 10 Other *(specify)* _____

6. Intersecting Roadway within 500 feet?
☒ Yes ☐ No If Yes, Approximate Distance *(feet)* -75

7. Smallest Crossing Angle
☐ 0° – 29° ☐ 30° – 59° ☒ 60° - 90°

8. Is Commercial Power Available? *
☒ Yes ☐ No

Part V: Public Highway Information

1. Highway System
☐ (01) Interstate Highway System
☐ (02) Other Nat Hwy System (NHS)
☒ (03) Federal AID, Not NHS
☐ (08) Non-Federal Aid

2. Functional Classification of Road at Crossing
☐ (0) Rural ☒ (1) Urban
☐ (1) Interstate ☐ (5) Major Collector
☐ (2) Other Freeways and Expressways
☐ (3) Other Principal Arterial ☐ (6) Minor Collector
☒ (4) Minor Arterial ☐ (7) Local

3. Is Crossing on State Highway System?
☐ Yes ☒ No

4. Highway Speed Limit _____ MPH
☐ Posted ☐ Statutory

5. Linear Referencing System *(LRS Route ID)* *

6. LRS Milepost *

7. Annual Average Daily Traffic *(AADT)*
Year 1982 AADT 003000

8. Estimated Percent Trucks 15 %

9. Regularly Used by School Buses?
☐ Yes ☒ No Average Number per Day 0

10. Emergency Services Route
☐ Yes ☐ No

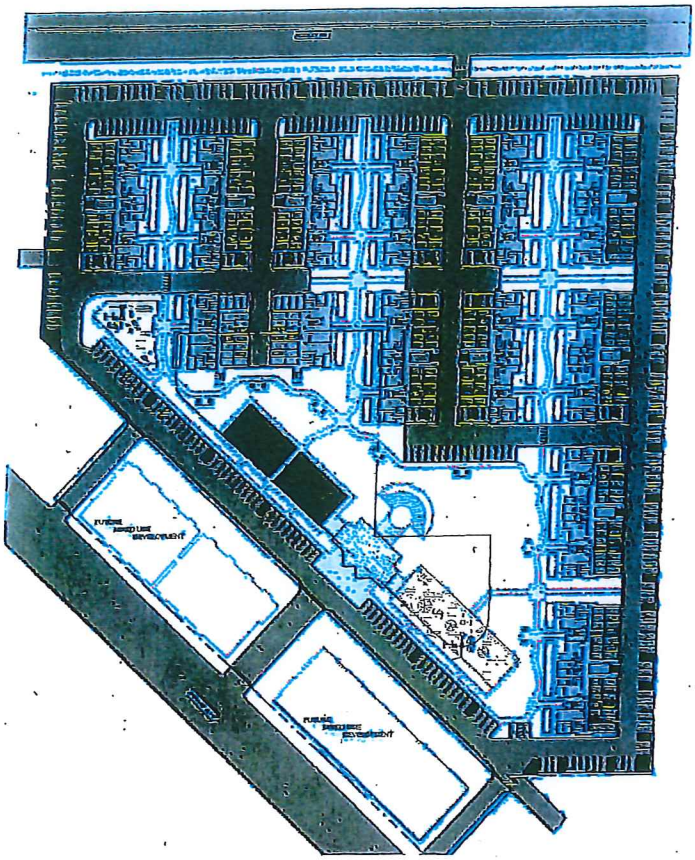
Submission Information - *This information is used for administrative purposes and is not available on the public website.*

Submitted by _____ Organization _____ Phone _____ Date _____

Public reporting burden for this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed and completing and reviewing the collection of information. According to the Paperwork Reduction Act of 1995, a federal agency may not conduct or sponsor, and a person is not required to, nor shall a person be subject to a penalty for failure to comply with, a collection of information unless it displays a currently valid OMB control number. The valid OMB control number for information collection is 2130-0017. Send comments regarding this burden estimate or any other aspect of this collection, including for reducing this burden to: Information Collection Officer, Federal Railroad Administration, 1200 New Jersey Ave. SE, MS-25 Washington, DC 20590.

SKYVIEW DRIVE-INN
OXNARD, CALIFORNIA

TRAFFIC AND CIRCULATION STUDY



June 17, 2015 **ATE Project 15035**

Prepared for:

The Pacific Companies
122 East Arrellega Street
Santa Barbara, California 93101

ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110-1686 • (805) 687-4418 • FAX (805) 682-8509

ASSOCIATED TRANSPORTATION ENGINEERS
100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805) 687-4418 • FAX (805) 682-8509
Since 1978

Richard L. Pool, P.E.
Scott A. Schell, AICP, PTP

June 17, 2015

The Pacific Companies
c/o Mr. Jan Hochhauser
122 East Arrellega Street
Santa Barbara, California 93101

TRAFFIC AND CIRCULATION STUDY FOR
SKYVIEW DRIVE-INN PROJECT - CITY OF OXNARD

Associated Transportation Engineers (ATE) is pleased to submit the following traffic and circulation study for the Skyview Drive-In Project. It's our understanding that the results of the study will be used by the City of Oxnard to process the project's development application.

We appreciate the opportunity to assist the Pacific Companies with this project.

Associated Transportation Engineers

By: Scott A. Schell, AICP, PTP
Vice President

TABLE OF CONTENTS

INTRODUCTION 1

PROJECT DESCRIPTION 1

EXISTING CONDITIONS 1
Existing Street Network 1
Existing Volumes and Intersection Levels of Service 5

IMPACT THRESHOLD CRITERIA 9

PROJECT GENERATED TRAFFIC VOLUMES 9
Project Trip Generation 9
Project Trip Distribution and Assignment 9

EXISTING + PROJECT OPERATIONS 12

CUMULATIVE CONDITIONS 15
Approved/Pending Development Projects Trip Generation 15

CUMULATIVE + PROJECT OPERATIONS 19

SITE ACCESS AND CIRCULATION 22
Signal Warrant Analysis 22

VENTURA COUNTY GENERAL PLAN CONSISTENCY 24

VENTURA COUNTY CONGESTION MANAGEMENT PROGRAM 25
Intersection Operation 25

REFERENCES AND PERSONS CONTACTED 26

TECHNICAL APPENDIX 27

LIST OF TABLES

Table 1 - Existing Peak Hour Levels of Service 8
Table 2 - Project Trip Generation 9
Table 3 - Project Trip Distribution 12
Table 4 - Existing + Projects A.M. Peak Hour Levels of Service 13
Table 5 - Existing + Projects P.M. Peak Hour Levels of Service 14
Table 6 - Approved/Pending Development Projects Trip Generation 16
Table 7 - Cumulative Peak Hour Levels of Service 17
Table 8 - Cumulative + Project A.M. Peak Hour Level of Service 19
Table 9 - Cumulative + Project P.M. Peak Hour Level of Service 21
Table 10 - Signal Warrant Results 22
Table 11 - Project Full Access (Existing + Project) Driveway Levels of Service 24
Table 12 - Project Full Access (Cumulative + Project) Driveway Levels of Service 24

LIST OF FIGURES

Figure 1 Project Site Location and Existing Street Network 2
Figure 2 Project Site Plan 3
Figure 3 Intersection Lane Geometry and Traffic Controls 6
Figure 4 Existing Traffic Volumes 7
Figure 5 Project Trip Distribution and Assignment 10
Figure 6 Existing + Project Traffic Volumes 11
Figure 7 Cumulative Traffic Volumes 18
Figure 8 Cumulative+ Project Traffic Volumes 20
Figure 9 Project Driveway Volumes 23

INTRODUCTION

The following traffic study contains an analysis of the potential traffic and circulation impacts associated with the proposed Skyview Drive-In Project, located in the City of Oxnard. The guidelines set forth in the City of Oxnard's Traffic Impact Study standards were utilized in formatting the various sections of the traffic study. The study provides information relative to existing, existing + project, cumulative (existing + approved/pending projects) and cumulative + project traffic conditions. Site access and circulation are also reviewed in the study.

PROJECT DESCRIPTION

As shown on Figure 1, the project is located on Oxnard Boulevard in the southeastern section of the City of Oxnard. The project consists of a 240-unit apartment complex with recreational amenities for tenants. Access to the project site would be provided by three primary driveway connections on Oxnard Boulevard and one secondary/emergency driveway connection on Wooley Road. The project's Oxnard Boulevard driveways will be shared with the adjacent undeveloped property that fronts Oxnard Boulevard. An emergency and service only access will be also be provided through the adjacent Best Western Hotel property. City staff have indicated that the Oxnard Boulevard access will be effected by a planned raised median. Two of the project driveways on Oxnard Boulevard would be restricted to right-turns inbound and outbound only. The project would have one full access driveway on Oxnard Boulevard. The project will relocate an existing driveway connection/railroad crossing on Wooley Road approximately 550 feet to the east. The project site plan is illustrated on Figure 2. The project will be required to complete roadway improvements (curb, gutter and sidewalk) on Oxnard Boulevard and Wooley Road along its frontage.

EXISTING CONDITIONS

Existing Street Network

The project site is served by a circulation system comprising of arterials and collector streets, which are illustrated on Figure 1. The major roadways serving the site are discussed in the following text.

Oxnard Boulevard (State Route 1). Oxnard Boulevard is a 4- to 6-lane north-south arterial and designated as State Route 1 within the study-area. Providing access to Downtown Oxnard from U.S. Highway 101, the road is primarily fronted by commercial uses. The City and Caltrans have developed a project that includes relocating State Route 1 from Oxnard Boulevard to Rice Avenue. Oxnard Boulevard also fronts the southern border of the proposed project, providing direct access to the site. Signals are located at Fourth Street, Fifth Street, Sixth Street, Seventh Street, Wooley/Saviers Road (also known as Five Points), Date Street, Statham Boulevard and Rose Avenue within the study-area. The City of Oxnard is currently evaluating improvements to *Oxnard Boulevard as part of Oxnard Corridor Community Transportation Improvement Plan.*

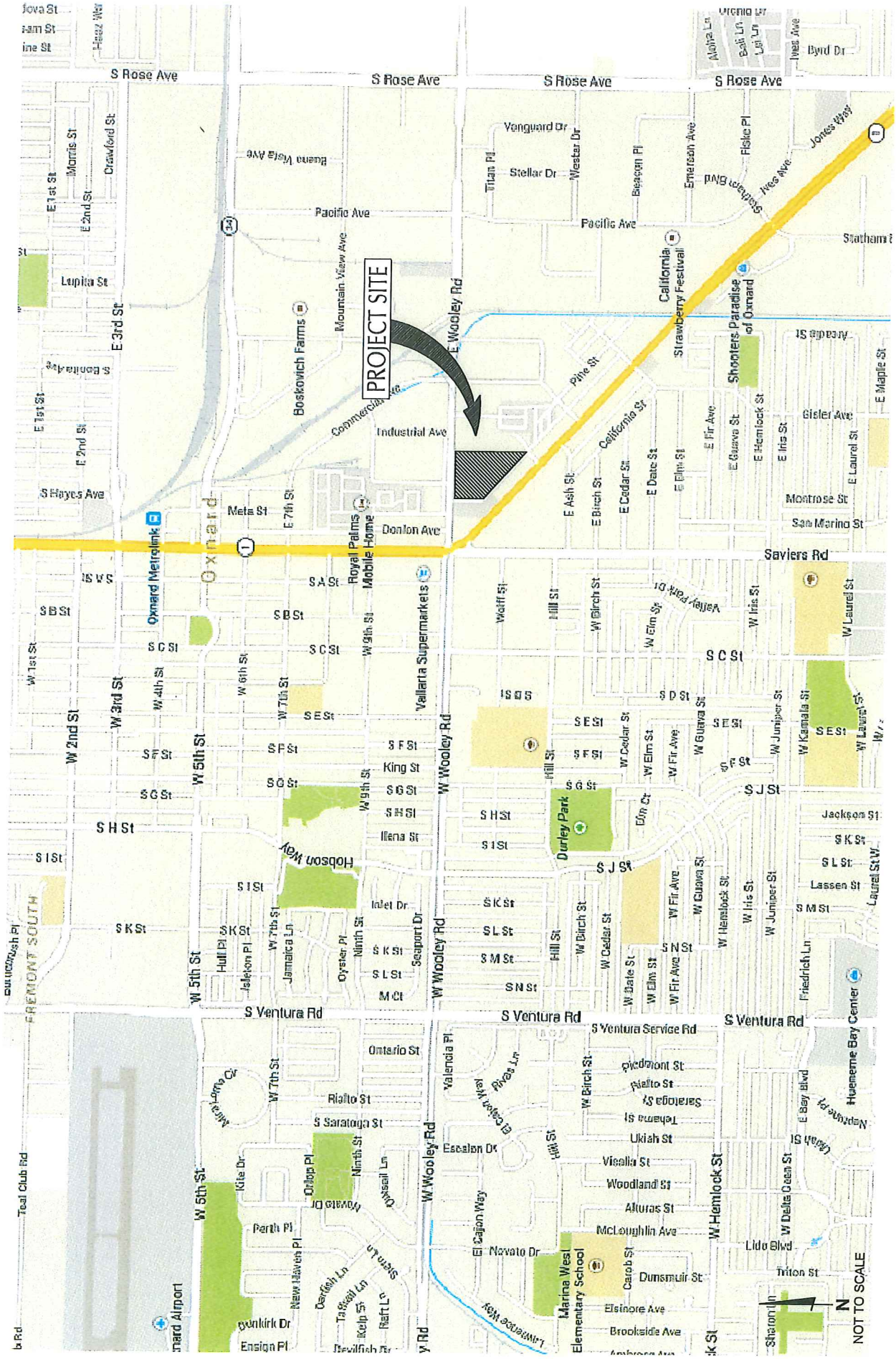
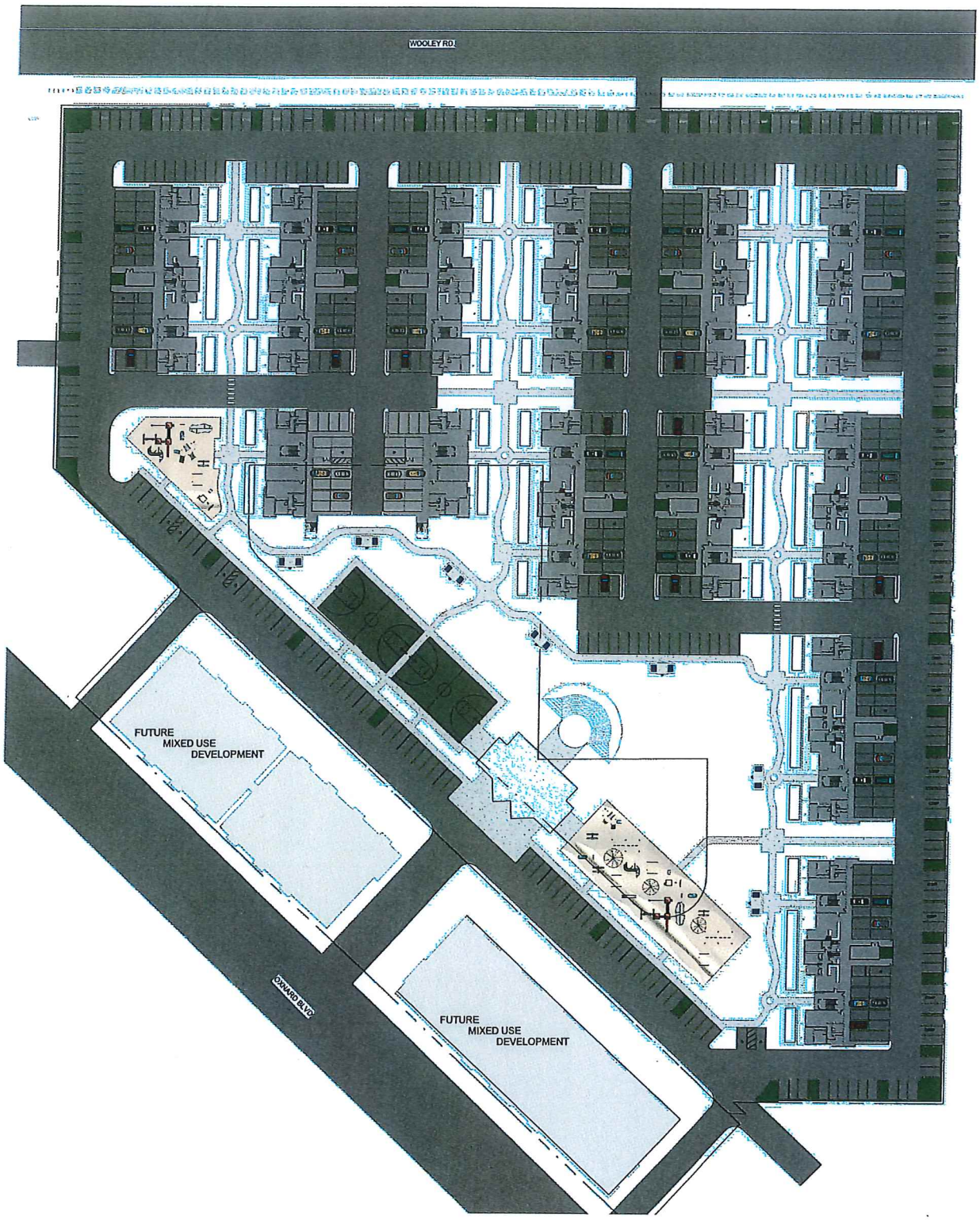


FIGURE 1

EXISTING STREET NETWORK /PROJECT SITE LOCATION

MMF - #15035

ASSOCIATED TRANSPORTATION ENGINEERS



N
NOT TO SCALE

ASSOCIATED
TRANSPORTATION
ENGINEERS

PROJECT SITE PLAN

FIGURE 2

MMF - #15035

Saviers Road. Saviers Road is a 4- to 5-lane arterial oriented north-south in the study-area. Saviers Road begins at the Five Points intersection and extends southward opposite Oxnard Boulevard on the north. In the study-area Saviers Road is signalized at Wooley Road, Hill Street and Channel Islands Boulevard.

Rose Avenue. Rose Avenue is a 2- to 4-lane north-south roadway that extends north from Sanford Street to State Route 118 (Los Angeles Avenue). Rose Avenue provides a major link between the residential areas in Oxnard and the commercial centers along the U.S. Highway 101 corridor. In the study-area, Rose Avenue is signalized at Fifth Street, Wooley Road, Oxnard Boulevard, and Channel Islands Boulevard.

Ventura Road. Ventura Road is a 4- to 6-lane north-south arterial roadway that extends north from Port Hueneme Road to Town Center Drive serving both residential and commercial land-uses. In the study-area Ventura Road is signalized at Wooley Road.

Wooley Road. Wooley Road is a 5-lane east-west arterial roadway that serves both residential and commercial land-uses. Located on the northern border of the proposed project, Wooley Road will provide secondary emergency access to the project site. Within the study-area, there are signals located at Ventura Road, "J" Street, "C" Street, Oxnard Boulevard and Commercial Avenue.

Channel Island Boulevard. Channel Islands Boulevard is a 2- to 4-lane divided east-west arterial roadway that extends easterly from Ocean Drive to the Rice Avenue. Channel Islands Boulevard serves residential and commercial land-uses in the cities of Port Hueneme and Oxnard. In the study-area Channel Islands Boulevard is signalized at Saviers Road, Statham Boulevard and Rose Avenue.

"J" Street. "J" Street is a 2-lane north-south roadway that extends south from Citrus Grove Lane to Pleasant Valley Road and serves residential land-uses and a U.S. Post Office. In the study-area "J" Street is signalized at Wooley Road.

"C" Street. **"C" Street**, is a 2-lane north-south roadway that extends south from Citrus Grove Lane to Pleasant Valley Road, serving residential and commercial land uses. In the study-area "C" Street is signalized at Wooley Road.

Statham Boulevard. Statham Boulevard, is a 2- to 4-lane north-south roadway that extends north from Channel Islands Boulevard to Emerson Avenue in the City of Oxnard. Statham Boulevard serves industrial and commercial land-uses and is signalized at Oxnard Boulevard and Channel Islands Boulevard.

Fourth Street. Fourth Street, is a 2-lane east-west roadway that extends easterly from "H" Street to Meta Street in the City of Oxnard. Fourth Street serves residential and commercial land-uses and is signalized at Oxnard Boulevard.

Fifth Street. Fifth Street, also designated as State Route 34 east of Oxnard Boulevard, is a 2- to 4-lane roadway that extends easterly from Harbor Boulevard to the City of Camarillo. West

of Oxnard Boulevard the roadway is referred to as West Fifth Street. In the study-area Fifth Street is signalized at Oxnard Boulevard.

Sixth Street. Sixth Street, is a 2-lane east-west roadway that extends easterly from "G" Street to Meta Street in the City of Oxnard. Sixth Street serves residential and commercial land-uses and is signalized at Oxnard Boulevard.

Seventh Street. Seventh Street, is a 2-lane east-west roadway that extends easterly from Transom Way to Commercial Avenue just east of Oxnard Boulevard in the City of Oxnard. Seventh Street serves residential and commercial land uses and is signalized at Oxnard Boulevard.

Ninth Street. Ninth Street, is a 2-lane east-west roadway that extends easterly from Novato Drive to Oxnard Boulevard in the City of Oxnard. Ninth Street serves residential and commercial land uses and is STOP-Sign controlled at Oxnard Boulevard.

Hill Street. Hill Street, is a 2-lane east-west roadway that extends easterly from Novato Drive to Savier Road in the City of Oxnard. Hill Street serves residential and commercial land uses and is signalized at Oxnard Boulevard.

Ash Street. Ash Street, is a 2-lane east-west roadway that extends easterly from Saviers Road to Oxnard Boulevard in the City of Oxnard. Ash Street serves primarily residential land uses. In the study-area Ash Street is STOP-Sign controlled at Saviers Road and Oxnard Boulevard.

Date Street. Date Street, is a 2-lane east-west roadway that extends easterly from Valley Park Drive to Cypress Street in the City of Oxnard. Date Street serves residential and commercial land uses and is signalized at Oxnard Boulevard.

Existing Volumes and Intersection Levels of Service

Traffic flow on urban arterials is most constrained at intersections. Therefore, a detailed analysis of traffic flows must examine the operating conditions of critical intersections during peak travel periods. In rating intersection operations, "Levels of Service" (LOS) A through F are used, with LOS A indicating free flow operations and LOS F indicating congested operations (more complete definitions of levels of service are included in the Technical Appendix). In the City of Oxnard LOS C is the acceptable standard for intersection operations.

Figure 3 illustrates the study-area intersections, the existing traffic controls and the intersection geometries. Existing (2015) A.M. and P.M. peak hour period traffic volumes at the 21 study-area intersections are illustrated on Figure 4. The intersection traffic counts were collected in April of 2015 for this study and are included in the Technical Appendix.

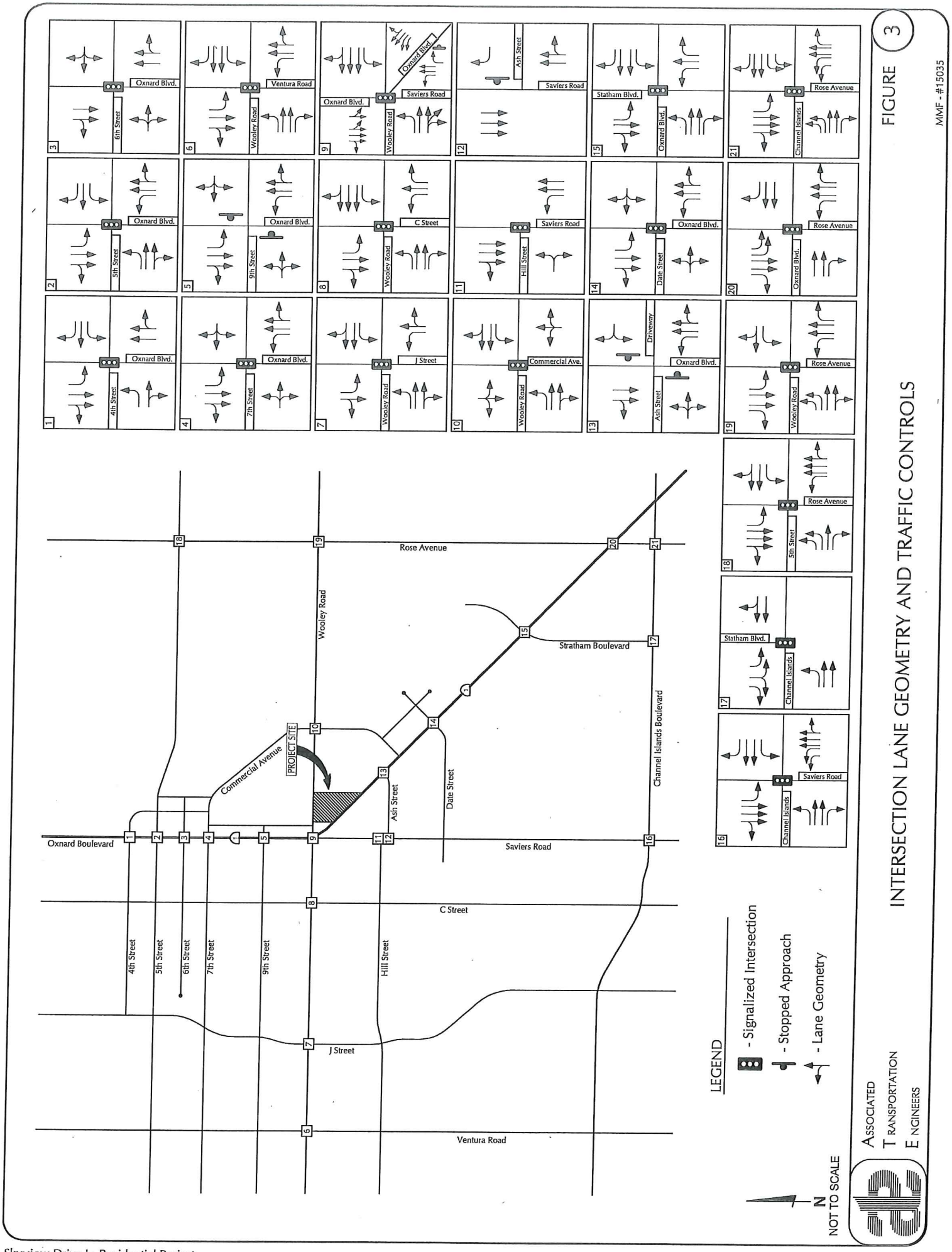


FIGURE 3
INTERSECTION LANE GEOMETRY AND TRAFFIC CONTROLS
MMF - #15035
Oxnard Boulevard
Rose Avenue
Wooley Road
Stratham Boulevard
Commercial Avenue
PROJECT SITE
Ash Street
Date Street
Channel Islands Boulevard
Saviers Road
C Street
J Street
Ventura Road
4th Street
5th Street
6th Street
7th Street
9th Street
Hill Street
LEGEND
- Signalized Intersection
- Stopped Approach
- Lane Geometry
N
NOT TO SCALE
ASSOCIATED TRANSPORTATION ENGINEERS

FIGURE 4
EXISTING TRAFFIC VOLUMES
MMF - #15035
Rose Avenue
Wooley Road
Stratham Boulevard
Channel Islands Boulevard
Commercial Avenue
PROJECT SITE
Ash Street
Date Street
Oxnard Boulevard
Saviers Road
C Street
4th Street
5th Street
6th Street
7th Street
9th Street
Hill Street
J Street
Ventura Road
LEGEND
(XX)XX - (A.M.)P.M. Peak Hour Volume
NOT TO SCALE
N
ASSOCIATED
TRANSPORTATION
ENGINEERS

Existing levels of service were calculated for the study-area intersections using the Intersection Capacity Utilization (ICU) methodology for signalized intersections and the Highway Capacity Manual (HCM) methodology for unsignalized intersections, as required by the City of Oxnard. Worksheets illustrating the level of service calculations are contained in the Technical Appendix for reference. Table 1 lists the existing levels of service for the study-area intersections during the A.M. and P.M. peak hour periods.

Table 1
Existing Peak Hour Levels of Service

Intersection	Control	A.M. Peak Hour ICU-Delay/LOS	P.M. Peak Hour ICU/Delay/LOS
Oxnard Blvd/Fourth St	Signal	0.46/LOS A	0.62/LOS B
Oxnard Blvd/Fifth St	Signal	0.67/LOS B	0.71/LOS C
Oxnard Blvd/Sixth St	Signal	0.37/LOS A	0.60/LOS A
Oxnard Blvd/Seventh St	Signal	0.52/LOS A	0.75/LOS C
Oxnard Blvd/Ninth St	STOP-Sign	13.2 sec./LOS B	17.0 sec./LOS C
Wooley Rd/Ventura Rd	Signal	0.72/LOS C	0.76/LOS C
Wooley Rd/J St	Signal	0.60/LOS A	0.60/LOS A
Wooley Rd/C Street	Signal	0.55/LOS A	0.55/LOS A
Oxnard Blvd/Wooley Rd/Saviers Rd.	Signal	0.67/LOS B	0.83/LOS D
Wooley Rd/Commercial Ave	Signal	0.39/LOS A	0.55/LOS A
Saviers Rd/Hill St	Signal	0.44/LOS A	0.41/LOS A
Saviers Rd/Ash St	STOP-Sign	12.7 sec./LOS B	14.1 sec./LOS B
Oxnard Blvd./Ash St	STOP-Sign	10.8 sec./LOS B	11.2 sec./LOS B
Oxnard Blvd./Date St	Signal	0.36/LOS A	0.72/LOS C
Oxnard Blvd./Statham Blvd.	Signal	0.37/LOS A	0.64/LOS B
Saviers Rd/Channel Islands Blvd.	Signal	0.48/LOS A	0.60/LOS A
Channel Islands Blvd./Statham Blvd.	Signal	0.34/LOS A	0.53/LOS A
Rose Ave./Fifth St	Signal	0.55/LOS A	0.64/LOS B
Rose Ave./Wooley Rd	Signal	0.45/LOS A	0.70/LOS B
Rose Ave/Oxnard Blvd.	Signal	0.37/LOS A	0.65/LOS B
Rose Ave,/Channel Islands Blvd.	Signal	0.44/LOS A	0.60/LOS A

The data presented in Table 1 indicates that the generally study-area intersections currently operate at LOS C or better during the A.M. and P.M. peak hour periods, which meets the City's LOS C standard. The Five Points intersection currently operates at LOS D during the P.M. peak hour period.

IMPACT THRESHOLD CRITERIA

The City of Oxnard's criteria for evaluating project impacts at intersections is based upon the change in ICU/LOS attributable to the project. The City of Oxnard has established LOS C as the threshold of significance for determining project impacts at intersections. If the addition of project traffic increases the ICU by 0.02 or more at an intersection operating at LOS C or worse, it should be mitigated to the ICU level identified without the project traffic.

PROJECT-GENERATED TRAFFIC VOLUMES

Project Trip Generation

Trip generation estimates were calculated for the project are based on the rates published in the Institute of Transportation Engineers, Trip Generation, 9th Edition for Low Rise Apartments (Land Use Code #221). Table 2 summarizes the average daily, A.M. and P.M. peak hour trips generated by the project.

Table 2
Project Trip Generation

Land Use	Size	Average Daily Trips		A.M. Peak Hour		P.M. Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Low-Rise Apartments	240 Units	6.59	1,582	0.46	110 (23/87)	0.58	139 (90/49)

The data presented in Table 2 show that the proposed project would generate 1,582 average daily trips (ADT), 110 A.M. peak hour trips, and 139 P.M. peak hour trips.

Project Trip Distribution and Assignment

The A.M. and P.M. peak hour trips generated by the project were distributed and assigned to the study-area intersections based on travel data derived from the existing traffic volumes, as well as a general knowledge of the population, employment and commercial centers in the Oxnard/Ventura area. Figure 5 illustrates the trip distribution and assignment for the project-generated trips. Figure 6 illustrates the existing + project A.M. and P.M. peak hour traffic volumes.

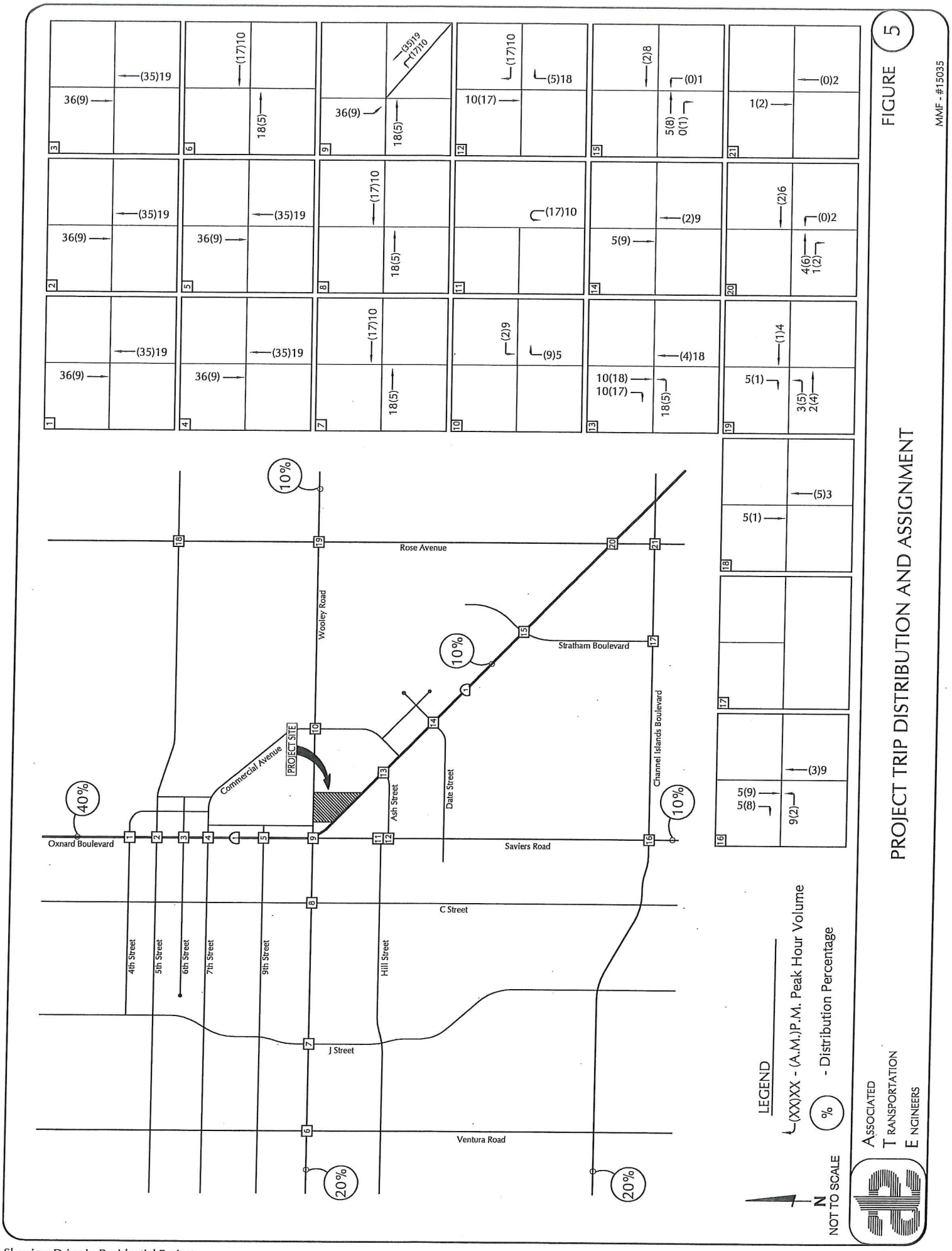


FIGURE 5
PROJECT TRIP DISTRIBUTION AND ASSIGNMENT
MMF - #15035
Rose Avenue
Wooley Road
Stratham Boulevard
Channel Islands Boulevard
Commercial Avenue
PROJECT SITE
Ash Street
Date Street
Oxnard Boulevard
Saviers Road
C Street
4th Street
5th Street
6th Street
7th Street
9th Street
Hill Street
J Street
Ventura Road
40%
10%
10%
10%
20%
20%
LEGEND
(XX)XX - (A.M.)P.M. Peak Hour Volume
% - Distribution Percentage
N
NOT TO SCALE
ASSOCIATED
TRANSPORTATION
ENGINEERS

Rose Avenue
Wooley Road
Stratham Boulevard
Commercial Avenue
PROJECT SITE
Ash Street
Date Street
Channel Islands Boulevard
Oxnard Boulevard
Saviers Road
C Street
4th Street
5th Street
6th Street
7th Street
9th Street
Hill Street
J Street
Ventura Road
LEGEND
(XX)XX - (A.M.)P.M. Peak Hour Volume
NOT TO SCALE
N
ASSOCIATED TRANSPORTATION ENGINEERS
FIGURE 6
EXISTING + PROJECT TRAFFIC VOLUMES
MMF - #15035

Table 3
Project Trip Distribution

Route	Origin/Destination	Percent
Oxnard Boulevard	North South	40% 10%
Wooley Road	East West	10% 20%
Saviers Road	South	20%
	Total:	**100%**

EXISTING + PROJECT OPERATIONS

Levels of service were calculated for the study-area intersections assuming the existing + project volumes illustrated in Figure 6. Tables 4 and 5 show the results of the LOS calculations and identify the project's impacts based on the City of Oxnard's thresholds.

Table 4
Existing + Project A.M. Peak Hour Levels of Service

Intersection	Existing		Existing + Project		Change	Impact?
	ICU/Delay	LOS	ICU/Delay	LOS		
Oxnard Blvd./Fourth St.	0.46	LOS A	0.46	LOS A	0.00	No
Oxnard Blvd./Fifth St.	0.67	LOS B	0.68	LOS B	0.01	No
Oxnard Blvd./Sixth St.	0.37	LOS A	0.37	LOS A	0.00	No
Oxnard Blvd./Seventh St.	0.52	LOS A	0.53	LOS A	0.01	No
Oxnard Blvd./Ninth St.	13.2 sec.	LOS B	13.4 sec.	LOS B	0.2 sec.	No
Wooley Rd./Ventura Road	0.72	LOS C	0.72	LOS C	0.00	No
Wooley Rd./J St.	0.60	LOS A	0.60	LOS A	0.00	No
Wooley Rd./C St.	0.55	LOS A	0.55	LOS A	0.00	No
Oxnard Blvd./Wooley Rd./Saviers Rd.	0.67	LOS B	0.68	LOS B	0.01	No
Wooley Rd./Commercial Ave.	0.39	LOS A	0.40	LOS A	0.01	No
Saviers Rd./Hill St.	0.44	LOS A	0.44	LOS A	0.00	No
Saviers Rd./Ash St.	12.7 sec.	LOS B	13.0 sec.	LOS B	0.3 sec.	No
Oxnard Blvd./Ash St.	10.8 sec.	LOS B	11.2 sec.	LOS B	0.4 sec.	No
Oxnard Blvd./Date St.	0.56	LOS A	0.56	LOS A	0.00	No
Oxnard Blvd./Statham Blvd.	0.37	LOS A	0.37	LOS A	0.00	No
Saviers Blvd./Channel Islands Blvd.	0.48	LOS A	0.48	LOS A	0.00	No
Channel Islands Blvd./Statham Blvd.	0.34	LOS A	0.34	LOS A	0.00	No
Rose Ave./Fifth St	0.55	LOS A	0.55	LOS A	0.00	No
Rose Ave./Wooley Rd.	0.45	LOS A	0.45	LOS A	0.00	No
Rose Ave./Oxnard Blvd.	0.37	LOS A	0.37	LOS A	0.00	No
Rose Ave./Channel Islands Blvd.	0.44	LOS A	0.44	LOS A	0.00	No

Table 5
Existing + Project P.M. Peak Hour Levels of Service

Intersection	Existing		Existing + Project		Change	Impact?
	ICU/Delay	LOS	ICU/Delay	LOS		
Oxnard Blvd./Fourth St.	0.62	LOS B	0.63	LOS B	0.01	No
Oxnard Blvd./Fifth St.	0.71	LOS C	0.72	LOS C	0.01	No
Oxnard Blvd./Sixth St.	0.60	LOS A	0.62	LOS B	0.02	No
Oxnard Blvd./Seventh St.	0.75	LOS C	0.76	LOS C	0.01	No
Oxnard Blvd./Ninth St.	17.0 sec.	LOS C	17.6 sec.	LOS C	0.6 sec.	No
Wooley Rd./Ventura Road	0.76	LOS C	0.76	LOS C	0.00	No
Wooley Rd./J St.	0.60	LOS A	0.60	LOS A	0.00	No
Wooley Rd./C St.	0.55	LOS A	0.55	LOS A	0.00	No
Oxnard Blvd./Wooley Rd./Saviers Rd.	0.83	LOS D	0.84	LOS D	0.01	No
Wooley Rd./Commercial Ave.	0.55	LOS A	0.55	LOS A	0.00	No
Saviers Rd./Hill St.	0.41	LOS A	0.41	LOS A	0.00	No
Saviers Rd./Ash St.	14.1 sec.	LOS B	14.6 sec.	LOS A	0.5 sec.	No
Oxnard Blvd./Ash St.	11.2 sec.	LOS B	12.9 sec.	LOS B	1.7 sec.	No
Oxnard Blvd./Date St.	0.72	LOS C	0.73	LOS C	0.01	No
Oxnard Blvd./Statham Blvd.	0.64	LOS B	0.64	LOS B	0.00	No
Saviers Blvd./Channel Islands Blvd.	0.60	LOS A	0.60	LOS A	0.00	No
Channel Islands Blvd./Statham Blvd.	0.53	LOS A	0.53	LOS A	0.00	No
Rose Ave./Fifth St	0.64	LOS B	0.64	LOS B	0.00	No
Rose Ave./Wooley Rd.	0.70	LOS B	0.71	LOS C	0.01	No
Rose Ave./Oxnard Blvd.	0.65	LOS B	0.65	LOS B	0.00	No
Rose Ave./Channel Islands Blvd.	0.60	LOS A	0.60	LOS A	0.00	No

The data presented in Tables 4 and 5 indicate that the project would not significantly impact the study-area intersections based on City of Oxnard impact thresholds.

CUMULATIVE (EXISTING + APPROVED/PENDING PROJECT) CONDITIONS

Approved/Pending Development Projects Trip Generation

The City of Oxnard requires that intersections be analyzed with the addition of traffic generated by projects which have been approved or are pending within the project study-area. ATE and City staff identified 32 approved/pending projects in the vicinity which would add traffic to the study-area intersections. Trip generation estimates were developed for the cumulative developments using rates presented in the ITE, Trip Generation, 9th Edition. Table 6 summarizes the average daily, A.M. and P.M. peak hour trip generation estimates for the approved/pending projects.

Table 6
Approved/Pending Development Projects Trip Generation

No.	Project	Land Use	Size	ADT	A.M. Peak Hour	P.M. Peak Hour
1.	Naumann Ranch	Multi-Family	101 units	666	46	58
2.	Naumann Ranch	Assisted Living	72 beds	197	13	21
3.	Vista Pacifica	Mult-Family	40 units	264	18	23
4.	Garcia Property	Single Family	1 unit	10	1	1
5.	Mendoza	Single Family	1 unit	10	1	1
6.	Barragan	Single Family	1 unit	10	1	1
7.	Cabrillo Apartments	Multi-Family	44 units	290	20	26
8.	Tepora Management LLC	Single Family	1 unit	10	1	1
9.	Terraza de Las Cortes	Multi-Family	64 units	421	29	37
10.	Lofts Senior Apartments	Multi-Family	115 units	396	23	29
11.	Charles Street	Single Family	4 units	38	3	4
12.	Las Palmas	Single Family	4 units	38	3	4
13.	Trinity Plaza	Church	7,400 s.f.	67	4	4
14.	Retail Building	Commercial	11,400 s.f	487	11	42
15.	Cadence Capital	Restaurant	1,200 s.f.	152	13	12
16.	UPRR Office Building	Office	2,500 s.f.	28	4	4
17.	Oralia's Bakery	Bakery	1,825 s.f.	81	3	5
18.	Emerald Prof. Building	Vet. Office	5,587 s.f.	260	23	26
19.	Paseo Azteca	Commercial	7,000 s.f.	299	7	26
20.	Centennial Plaza II	Commercial	4,979 s.f.	213	5	18
21.	Amoretti	Light Industrial	27,760 s.f.	193	25	27
22.	Pacific Water	Warehouse	25,158 s.f.	90	8	8
23.	Gill's Onion Plant	Light Industrial	64,698 s.f.	451	59	63
24.	St. Paul Baptist Church	Church	18,000 s.f.	164	10	10
25.	CI Business Center	Light Industrial	90,144 s.f.	628	83	87
26.	Shein	Light Industrial	36,480 s.f.	254	34	35
27.	St. John Coptic Church	Church	8,645 s.f.	79	5	5
28.	Chemical Building	Light Industrial	1,200 s.f.	8	1	1
29.	Rincon Recycling	Light Industrial	9,384 s.f.	65	9	9
30.	Lions Gate Annex	Self-Storage	124,195 s.f.	303	17	32
31.	Oxnard Fire Department	Fire Station	13,036 s.f.	20	2	2
32.	Oxnard Blvd. Mixed-Use[a]	Commercial	10,000 s.f.	443	27	68
			Total Trip Generation:	9,004	693	863

(a): Oxnard Boulevard Mixed-Use is adjacent to the Skyview Drive-In Project but not a part of the development.

Table 6 indicates that the approved/pending projects would generate a total of 9,004 average daily trips, 693 A.M. peak hour trips and 863 peak hour trips. The traffic generated by the approved/pending projects was distributed and assigned to the study-area intersections based on the location of each project, recent traffic studies, existing traffic patterns as well as a

general knowledge of the population, employment and commercial centers in Oxnard. Figure 7 illustrates the cumulative peak hour traffic volumes at the study-area intersections. Cumulative levels of service for the study-area intersections are shown in Table 7.

Table 7
Cumulative Peak Hour Levels of Service

Intersection	Control Type	A.M. Peak Hour		P.M. Peak Hour	
		ICU/Delay	LOS	ICU/Delay	LOS
Oxnard Blvd./Fourth St.	Signal	0.47	LOS A	0.64	LOS B
Oxnard Blvd./Fifth St.	Signal	0.68	LOS B	0.75	LOS C
Oxnard Blvd./Sixth St.	Signal	0.38	LOS A	0.62	LOS B
Oxnard Blvd./Seventh St.	Signal	0.53	LOS A	0.76	LOS C
Oxnard Blvd./Ninth St.	STOP-Sign	13.6 sec.	LOS B	18.2 sec.	LOS C
Wooley Rd./Ventura Rd.	Signal	0.72	LOS C	0.77	LOS C
Wooley Rd./J St.	Signal	0.61	LOS B	0.60	LOS A
Wooley Rd./C St.	Signal	0.56	LOS A	0.56	LOS A
Oxnard Blvd./Wooley Rd./Saviers Rd.	Signal	0.70	LOS C	0.87	LOS D
Wooley Rd./Commercial Ave.	Signal	0.39	LOS A	0.56	LOS A
Saviers Rd./Hill St.	Signal	0.44	LOS A	0.42	LOS A
Saviers Rd./Ash St.	STOP-Sign	12.7 sec.	LOS B	14.4 sec.	LOS B
Oxnard Blvd./Ash St.	STOP-Sign	11.0 sec.	LOS B	11.5 sec.	LOS B
Oxnard Blvd./Date St.	Signal	0.57	LOS A	0.73	LOS C
Oxnard Blvd./Statham Blvd.	Signal	0.39	LOS A	0.66	LOS B
Channel Islands Blvd./Saviers Rd.	Signal	0.48	LOS A	0.60	LOS A
Channel Islands Blvd./Statham Blvd.	Signal	0.34	LOS A	0.57	LOS A
Rose Ave./Fifth St.	Signal	0.57	LOS A	0.66	LOS B
Rose Ave./Wooley Rd.	Signal	0.48	LOS A	0.74	LOS C
Rose Ave./Oxnard Blvd.	Signal	0.38	LOS A	0.67	LOS B
Rose Ave./Channel Islands Blvd.	Signal	0.45	LOS A	0.61	LOS B

The data presented in Table 7 indicate that the study-area intersections would generally operate at LOS C or better during the A.M. peak hour and P.M. peak hour periods with the cumulative traffic. The Five Points intersection currently operates at LOS D during the P.M. peak hour period.

FIGURE 7

CUMULATIVE TRAFFIC VOLUMES

MMF - #15035

CUMULATIVE + PROJECT OPERATIONS

Level of service were calculated for the study-area intersections assuming the Cumulative + Project volumes illustrated on Figure 8. Tables 8 and 9 show the results of the calculations and identify the impacts of the project based on City of Oxnard thresholds.

Table 8
Cumulative + Project A.M. Peak Hour Levels of Service

Intersection	Cumulative		Cumulative + Project		Change	Impact?
	ICU/Delay	LOS	ICU/Delay	LOS		
Oxnard Blvd./Fourth St.	0.47	LOS A	0.47	LOS A	0.00	No
Oxnard Blvd./Fifth St.	0.68	LOS B	0.69	LOS B	0.01	No
Oxnard Blvd./Sixth St.	0.38	LOS A	0.39	LOS A	0.01	No
Oxnard Blvd./Seventh St.	0.53	LOS A	0.54	LOS A	0.01	No
Oxnard Blvd./Ninth St.	13.6 sec.	LOS B	13.8 sec.	LOS B	0.2 sec.	No
Wooley Rd./Ventura Road	0.72	LOS C	0.73	LOS C	0.01	No
Wooley Rd./J St.	0.61	LOS B	0.61	LOS B	0.00	No
Wooley Rd./C St.	0.56	LOS A	0.56	LOS A	0.00	No
Oxnard Blvd./Wooley Rd./Saviers Rd.	0.70	LOS C	0.71	LOS C	0.01	No
Wooley Rd./Commercial Ave.	0.39	LOS A	0.40	LOS A	0.01	No
Saviers Rd./Hill St.	0.44	LOS A	0.44	LOS A	0.00	No
Saviers Rd./Ash St.	12.7 sec.	LOS B	13.1 sec.	LOS B	0.4 sec.	No
Oxnard Blvd./Ash St.	11.0 sec.	LOS B	11.6 sec.	LOS B	0.6 sec.	No
Oxnard Blvd./Date St.	0.57	LOS A	0.58	LOS A	0.01	No
Oxnard Blvd./Statham Blvd.	0.39	LOS A	0.39	LOS A	0.00	No
Saviers Blvd./Channel Islands Blvd.	0.48	LOS A	0.48	LOS A	0.00	No
Channel Islands Blvd./Statham Blvd.	0.34	LOS A	0.34	LOS A	0.00	No
Rose Ave./Fifth St	0.57	LOS A	0.58	LOS A	0.01	No
Rose Ave./Wooley Rd.	0.48	LOS A	0.48	LOS A	0.00	No
Rose Ave./Oxnard Blvd.	0.38	LOS A	0.38	LOS A	0.00	No
Rose Ave./Channel Islands Blvd.	0.45	LOS A	0.45	LOS A	0.00	No

Rose Avenue
Wooley Road
Stratham Boulevard
Channel Islands Boulevard
Commercial Avenue
PROJECT SITE
Ash Street
Date Street
Oxnard Boulevard
Saviers Road
C Street
4th Street
5th Street
6th Street
7th Street
9th Street
Hill Street
J Street
Ventura Road
LEGEND
(XX)XX - (A.M.)P.M. Peak Hour Volume
NOT TO SCALE
N
ASSOCIATED TRANSPORTATION ENGINEERS
FIGURE 8
CUMULATIVE + PROJECT TRAFFIC VOLUMES
MMF - #15035

Table 9
Cumulative + Project P.M. Peak Hour Levels of Service

Intersection	Cumulative		Cumulative + Project		Change	Impact?
	ICU/Delay	LOS	ICU/Delay	LOS		
Oxnard Blvd./Fourth St.	0.64	LOS B	0.65	LOS B	0.01	No
Oxnard Blvd./Fifth St.	0.75	LOS C	0.76	LOS C	0.01	No
Oxnard Blvd./Sixth St.	0.62	LOS B	0.63	LOS B	0.01	No
Oxnard Blvd./Seventh St.	0.76	LOS C	0.77	LOS C	0.01	No
Oxnard Blvd./Ninth St.	18.2 sec.	LOS C	18.8 sec.	LOS C	0.6 sec.	No
Wooley Rd./Ventura Road	0.77	LOS C	0.77	LOS C	0.00	No
Wooley Rd./J St.	0.60	LOS A	0.61	LOS B	0.01	No
Wooley Rd./C St.	0.56	LOS A	0.56	LOS A	0.00	No
Oxnard Blvd./Wooley Rd./Saviers Rd.	0.87	LOS D	0.88	LOS D	0.01	No
Wooley Rd./Commercial Ave.	0.56	LOS A	0.56	LOS A	0.00	No
Saviers Rd./Hill St.	0.42	LOS A	0.42	LOS A	0.00	No
Saviers Rd./Ash St.	14.4 sec.	LOS B	14.9 sec.	LOS B	0.5 sec.	No
Oxnard Blvd./Ash St.	11.5 sec.	LOS B	13.9 sec.	LOS B	2.4 sec.	No
Oxnard Blvd./Date St.	0.73	LOS C	0.74	LOS C	0.01	No
Oxnard Blvd./Statham Blvd.	0.66	LOS B	0.66	LOS B	0.00	No
Saviers Blvd./Channel Islands Blvd.	0.60	LOS A	0.60	LOS A	0.00	No
Channel Islands Blvd./Statham Blvd.	0.57	LOS A	0.57	LOS A	0.00	No
Rose Ave./Fifth St	0.66	LOS B	0.66	LOS B	0.00	No
Rose Ave./Wooley Rd.	0.74	LOS C	0.74	LOS C	0.00	No
Rose Ave./Oxnard Blvd.	0.67	LOS B	0.67	LOS B	0.00	No
Rose Ave./Channel Islands Blvd.	0.61	LOS B	0.61	LOS B	0.00	No

The data presented in Tables 8 and 9 indicate that the project would not contribute to a significant cumulative impact the study-area intersections based on City of Oxnard impact thresholds.

SITE ACCESS AND CIRCULATION

As illustrated on Figure 2, primary access to the project site would be provided by 3 driveway connections on Oxnard Boulevard and one secondary/emergency driveway connection on Wooley Road. The project's Oxnard Boulevard driveways will be shared with the adjacent undeveloped property that fronts Oxnard Boulevard. An emergency and service only access will be also be provided through the adjacent Best Western Hotel property to the project site. City staff have indicated that the Oxnard Boulevard access will be effected by a planned raised median. With the raised median, two of the project driveways on Oxnard Boulevard would be restricted to right-turns inbound and outbound only. The project would have one full access driveway on Oxnard Boulevard. The project will relocate an existing driveway connection/railroad crossing on Wooley Road approximately 550 feet to the east.

The project driveways would be designed and constructed to City of Oxnard design standards. Oxnard Boulevard is level and straight, adequate site distance should be provided at the driveways. The project will be required to complete any necessary roadway improvements (curb, gutter and sidewalk) on Oxnard Boulevard and Wooley Road along its frontage. The project is proposing a flashing pedestrian crosswalk at its full access on Oxnard Boulevard.

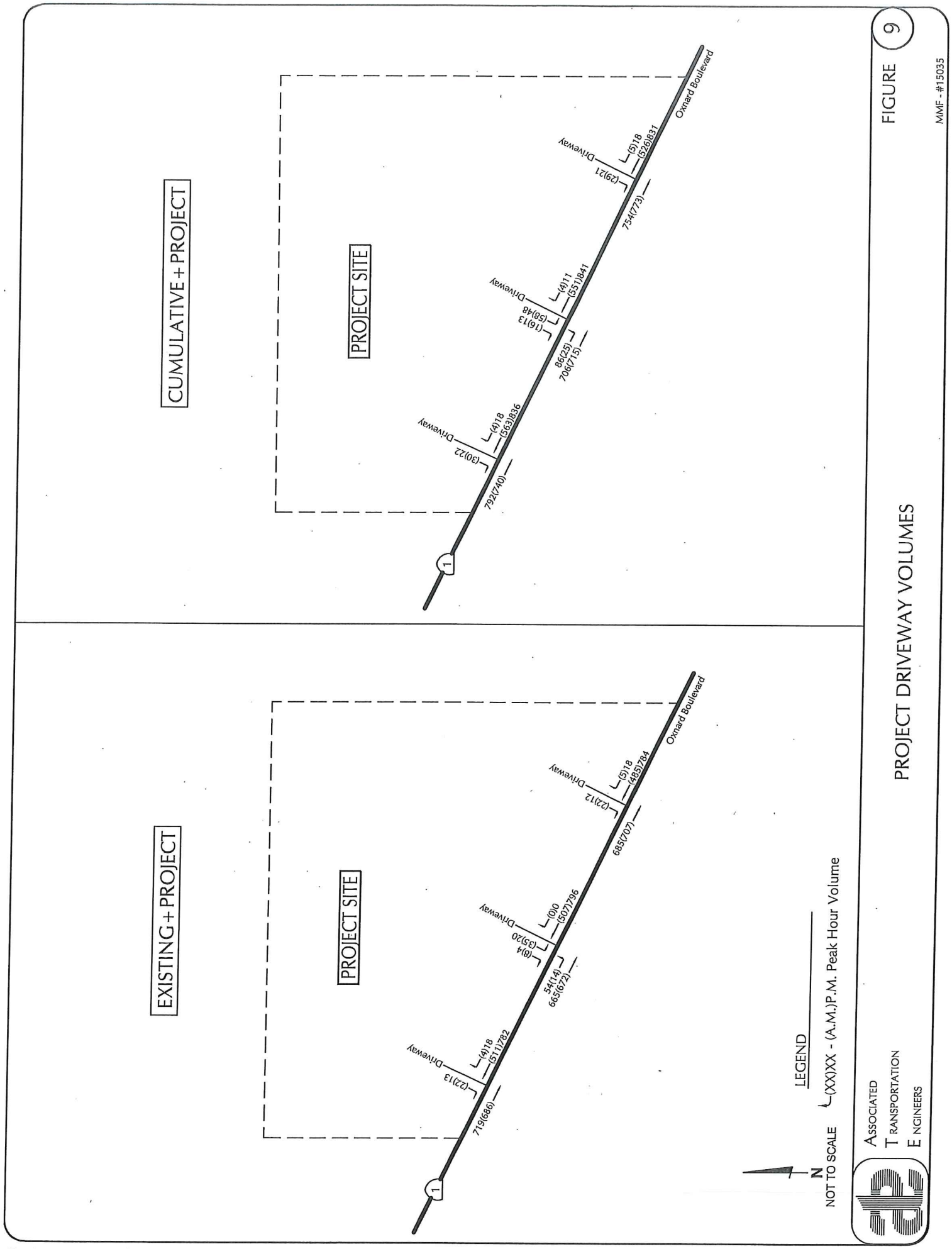
Signal Warrant Analysis

A signal warrant analysis was conducted for the full access Oxnard Boulevard/Project Driveway intersection. The project driveway approach would be controlled by a STOP-Sign at Oxnard Boulevard. The traffic signal warrant analysis was completed based on the Manual on Uniform Traffic Control Devices (MUTCD), California Supplement, Peak Hour warrant criteria. The posted speed limit on Oxnard Boulevard is 40 mph, therefore the urban warrants apply. Table 10 summarizes the results of the signal warrant analysis.

Table 10
Signal Warrant Results

Warrant	Type	Warrant Satisfied ?	
		Existing + Project	Cumulative + Project
1	Peak Hour	No	No

The existing + project and cumulative + project driveway volumes are illustrated on Figure 9. The approach volumes on the minor street at the Oxnard Boulevard/Project Driveway intersection do not satisfy the Peak Hour Vehicular Volume warrant under any scenario. In order to satisfy the peak hour warrant, a minimum of 100 exiting vehicles per hour are necessary on the minor street approach. The exiting traffic volumes generated by the project are below 100 vehicles per hour (43 A.M. peak hour vehicles and 24 P.M. peak hour vehicles). The exiting traffic volumes generated by the project and the adjacent cumulative project are below 100 vehicles per hour (74 A.M. peak hour vehicles and 61 P.M. peak hour vehicles).


CUMULATIVE + PROJECT
PROJECT SITE
Oxnard Boulevard
Driveway
(29)21
(5)18
(526)831
754(773)
Driveway
(4)11
(551)841
(16)13
(58)48
86(25)
706(715)
Driveway
(4)18
(563)836
(30)22
792(740)
1
EXISTING + PROJECT
PROJECT SITE
Oxnard Boulevard
Driveway
(22)12
(5)18
(485)784
685(707)
Driveway
(0)0
(507)796
(8)4
(35)20
54(14)
665(672)
Driveway
(4)18
(511)782
(22)13
719(686)
1
LEGEND
(XX)XX - (A.M.)P.M. Peak Hour Volume
N
NOT TO SCALE
ASSOCIATED
TRANSPORTATION
ENGINEERS
PROJECT DRIVEWAY VOLUMES
FIGURE 9
MMF - #15035

Level of service were calculated for the project driveway intersection assuming the existing + project and cumulative + project volumes illustrated on Figure 9. Tables 11 and 12 show the results of the calculations.

Table 11
Project Full Access Driveway (Existing + Project) Levels of Service

Intersection	A.M. Peak Hour		P.M. Peak Hour	
	Delay	LOS	Delay	LOS
Oxnard Blvd./Project Driveway	12.6 sec.	LOS B	12.3 sec.	LOS B

Table 12
Project Full Access Driveway (Cumulative + Project) Levels of Service

Intersection	A.M. Peak Hour		P.M. Peak Hour	
	Delay	LOS	Delay	LOS
Oxnard Blvd./Project Driveway	13.7 sec.	LOS B	15.0 sec.	LOS B

The operational analysis for the Oxnard Boulevard/Project Driveway intersection indicates that the intersection would operate acceptably (LOS B or better) with existing + project and cumulative + project traffic volumes with STOP-Sign control.

VENTURA COUNTY GENERAL PLAN CONSISTENCY

The City of Oxnard and Ventura County have executed a "Reciprocal Traffic Mitigation Agreement" wherein the City and the County agree that a pro-rata share of the cost of mitigations will be collected by each agency for identified traffic impacts in the other jurisdiction. The project would be consistent with the Ventura County General Plan by complying with the terms of the "Reciprocal Traffic Mitigation Agreement" between the City of Oxnard and the County of Ventura approved on February 2, 1993.

VENTURA COUNTY CONGESTION MANAGEMENT PROGRAM

According to the County's Congestion Management Program (CMP), the minimum acceptable standard for traffic operations is LOS "E".[1] However, so that local jurisdictions are not unfairly penalized for existing congestion, CMP locations currently operating in the LOS "F" range are considered acceptable.

Intersection Operation

The study-area intersections along Ventura Road, Oxnard Boulevard, Saviers Road, Rose Avenue, Wooley Road, and Channel Islands Boulevard are contained in the County's CMP. The intersections are all expected to operate at LOS C or better with the addition of cumulative + project peak hour volumes, and thus would not exceed the CMP LOS E standard.

■ ■ ■

[1] Traffic LOS Monitoring for Ventura County Congestion Management Program, Ventura County Transportation Commission, 2009.

REFERENCES AND PERSONS CONTACTED

Associated Transportation Engineers

Scott A. Schell, AICP, PTP, Principal Planner
Darryl F. Nelson, PTP, Senior Transportation Planner
Matthew Farrington, Transportation Planner

Persons Contacted

Earnel Bihis, City of Oxnard

References

Highway Capacity Manual, National Research Council, 2010.

Trip Generation, Institute of Transportation Engineers, 9th Edition, 2012.

Traffic LOS Monitoring for the Ventura County Congestion Management Program, Ventura County Transportation Commission, 2009.

GEOTECHNICAL ENGINEERING REPORT

FOR

PROPOSED MULTI-FAMILY HOUSING COMPLEX

1250 SOUTH OXNARD BOULEVARD

OXNARD, CALIFORNIA

PROJECT NO.: VT-25097-02

DECEMBER 10, 2015

PREPARED FOR

PACIFIC WEST COMMUNITIES, INC.

BY

EARTH SYSTEMS SOUTHERN CALIFORNIA

1731-A WALTER STREET

VENTURA, CALIFORNIA

Earth Systems
Southern California

1731-A Walter Street
Ventura, CA 93003
(805) 642-6727
Fax (805) 642-1325

December 10, 2015

Project No.: VT-25097-02
Report No.: 15-12-5

Attention: Don Slattery
Pacific West Communities, Inc.
430 E. State Street, Suite 100
Eagle, Idaho 83616

Project: Proposed Multi-Family Housing Complex
1250 South Oxnard Boulevard
Oxnard, California

As authorized, we have performed a geotechnical study for a proposed multi-family housing complex at 1250 South Oxnard Boulevard in Oxnard, California. The accompanying Geotechnical Engineering Report presents the results of our subsurface exploration and laboratory testing programs, as well as our conclusions and recommendations pertaining to geotechnical aspects of project design. This report completes the scope of services described within our Proposal No. VP-15-247 dated October 5, 2015, and authorized by you on October 26, 2015.

We have appreciated the opportunity to be of service to you on this project. Please call if you have any questions, or if we can be of further service.

Respectfully submitted,

EARTH SYSTEMS SOUTHERN CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
ANTHONY P. MAZZEI
GE 2823
Exp. 6-30-17
GEOTECHNICAL
STATE OF CALIFORNIA

12/10/15

Anthony P. Mazzei
Geotechnical Engineer

12/10/15

REGISTERED PROFESSIONAL ENGINEER
RICHARD MICHAEL BEARD
GE 128
Exp. 12-31-15
GEOTECHNICAL
STATE OF CALIFORNIA

Richard M. Beard
Geotechnical Engineer

Copies: 4 - Don Slattery, Pacific West Communities, Inc. (3 via US mail, 1 via email)
1 - Project File

TABLE OF CONTENTS

PROJECT DESCRIPTION 1
PURPOSE AND SCOPE OF WORK 1
SITE SETTING 2
GENERAL GEOLOGY 2
SEISMICITY AND SEISMIC DESIGN 3
SOIL CONDITIONS 4
ANALYSIS OF LIQUEFACTION POTENTIAL AND LATERAL SPREADING 5
ANALYSIS OF SEISMIC-INDUCED SETTLEMENT OF DRY SAND 8
ANALYSIS OF HYDROCONSOLICATION POTENTIAL 8
GEOTECHNICAL CONCLUSIONS AND RECOMMENDATIONS 9
GRADING 10
Pre-Grading Considerations 10
Rough Grading/Areas of Development 10
Excavations 12
Utility Trenches 13
STRUCTURAL DESIGN 13
Conventional Spread Footings 13
Slabs-on-Grade 14
Frictional and Lateral Coefficients 16
Settlement Considerations 17
Preliminary Asphalt Pavement Sections 17
Preliminary Concrete Paving Sections 19
ADDITIONAL SERVICES 19
LIMITATIONS AND UNIFORMITY OF CONDITIONS 20
GENERAL BIBLIOGRAPHY 21

TABLE OF CONTENTS (Continued)

APPENDIX A

Vicinity Map
Regional Geology Map
Seismic Hazard Zones Map
Historical High Groundwater Map
Field Study
Site Plan
Logs of Borings
Symbols Commonly Used on Boring Logs
Unified Soil Classification

APPENDIX B

Laboratory Testing
Tabulated Laboratory Test Results
Degree of Saturation Calculations
Individual Laboratory Test Results
Table 1809.7 with Footnotes

APPENDIX C

2013 CBC & ASCE 7-10 Seismic Parameters
USGS Mapped Value Reports
Fault Parameters

APPENDIX D

Liquefaction and Seismically-Induced Settlement Analyses Printouts
Lateral Spreading Analysis

PROJECT DESCRIPTION

This report presents results of a Geotechnical Engineering study performed for proposed multi-family housing complex at 1250 South Oxnard Boulevard in Oxnard, California. It is our understanding that the proposed improvements will include 37 multi-family housing units, interior paved roadways, interior paved paths and walkways, playgrounds, athletic courts, and a small outdoors amphitheater. Appurtenant construction will include new exterior flatwork, underground utilities, and landscaped areas.

We anticipate the proposed housing units will be one- to two-story wood-framed structures with a slab-on-grade floor system. Structural considerations for column loads of up to 80 kips with maximum wall loads of 2.0 kips per lineal foot were used as a basis for the recommendations of this report. If actual loads vary significantly from these assumed loads, Earth Systems Southern California should be notified since re-evaluation of the recommendations contained in this report may be required.

PURPOSE AND SCOPE OF WORK

The purpose of the geotechnical study that led to this report was to analyze the geology and soil conditions of the site with respect to the proposed development. These conditions include potential geohazards, surface and subsurface soil types, expansion potential, settlement potential, bearing capacity, and the presence or absence of subsurface water. The scope of work included:

1. Reconnaissance and geological mapping of the site.
2. Reviewing pertinent geologic literature.
3. Drilling, sampling, and logging of twelve (12) exploratory borings to study geologic, soil, and groundwater conditions. Boring B-1 was drilled previously for infiltration testing performed at the project site in June 2015, and has been included in this report.
4. Laboratory testing of soil samples obtained from the subsurface exploration to determine their physical and engineering properties.
5. Consulting with the owner's representatives and design professionals.
6. Analyzing the geotechnical data obtained.
7. Preparing this report.

Contained in this report are:

1. Descriptions and results of field and laboratory tests that were performed.
2. Discussions pertaining to the local geologic, soil, and groundwater conditions.
3. Conclusions and recommendations pertaining to site grading and structural design.

SITE SETTING

The site of the proposed multi-unit housing complex is situated at 1250 South Oxnard Boulevard in the City of Oxnard (see Vicinity Map in Appendix A). The coordinates of the proposed development are Latitude 34.1888° North and Longitude 119.1741° West. The project site is an abandoned drive-in movie theater. At the time of our field investigation, the majority of the ground surface was paved with asphalt; however, native weeds and trash were present. While the site generally slopes gently to the southwest, the site is graded two series of arcuate swales and berms with 3 to 4 feet of elevation difference to facilitate viewing at the former drive-in movie theater. There is also a large fill area in the southeast corner of the site, where the outdoor movie screen was located.

GENERAL GEOLOGY

The site lies within the Oxnard Plain area of the Ventura basin, which is within the western portion of the Transverse Ranges geologic province. Numerous east-west trending folds and reverse faults indicative of ongoing north-south transpressional tectonics characterize the region. Ongoing folding and uplift has tilted Pleistocene to Tertiary age sedimentary rocks in the region. Recent alluvium blankets the bedrock units in the vicinity of the subject property.

The proposed project is not within any of the Fault Rupture Hazard Zones that have been delineated by the State of California. The Oak Ridge (Onshore) fault is the nearest significant fault. It is a south dipping reverse fault that generally parallels the south side of the Santa Clara River Valley. At its closest position to the site (approximately 4.5 miles to the north), it is mapped as buried by alluvium. Portions of this fault are considered "active" by the State.

Bedrock was not encountered during the subsurface investigation, and it is anticipated that it is located at least several hundred feet below the existing ground surface. Natural earth

materials underlying the subject site are alluvial deposits. Alluvial units encountered within the test borings include interbedded, lenticular silts, sands, and clays.

Bedding attitudes were not measured within the alluvial deposits, but it is considered likely that bedding is oriented nearly parallel to the natural ground surface.

No landslides were observed to be located on or trending into the subject property during the field study, or during reviews of the referenced geologic literature, or during review of the aerial photographs taken of the site.

SEISMICITY AND SEISMIC DESIGN

Although the site is not within a State-designated "fault rupture hazard zone", it is located in an active seismic region where large numbers of earthquakes are recorded each year. Historically, major earthquakes felt in the vicinity of the subject site have originated from faults outside the area. These include the December 21, 1812 "Santa Barbara Region" earthquake, that was presumably centered in the Santa Barbara Channel, the 1857 Fort Tejon earthquake, the 1872 Owens Valley earthquake, and the 1952 Arvin-Tehachapi earthquake.

It is assumed that the 2013 CBC and ASCE 7-10 guidelines will apply for the seismic design parameters. The 2013 CBC includes several seismic design parameters that are influenced by the geographic site location with respect to active and potentially active faults, and with respect to subsurface soil or rock conditions. The seismic design parameters presented herein were determined by the U.S. Seismic Design Maps "risk-targeted" calculator on the USGS website for the jobsite coordinates (Latitude 34.1888° North and Longitude 119.1741° West). The calculator adjusts for Soil Site Class D, and for Occupancy (Risk) Category II.

The calculated 2013 California Building Code (CBC) and ASCE 7-10 seismic parameters typically used for structural design are included in Appendix C and summarized in the table below.

Summary of Seismic Parameters – 2013 CBC

Site Class	(Table 20.3-1 of ASCE 7-10 with 2013 update)	D
Maximum Considered Earthquake (MCE) Ground Motion		
Spectral Response Acceleration, Short Period – S_s		2.452g
Spectral Response Acceleration at 1 sec. – S_1		0.876g
Site Coefficient – F_a		1.0
Site Coefficient – F_v		1.5

Site-Modified Spectral Response Acceleration, Short Period – S_{MS}	2.452g
Site-Modified Spectral Response Acceleration at 1 sec. – S_{M1}	1.315g
Design Earthquake Ground Motion	
Short Period Spectral Response – S_{DS}	1.634g
One Second Spectral Response – S_{D1}	0.876g
Reference: USGS, 2015, Latitude: 34.1888 N degrees Longitude: 119.1741 W degrees	

The values presented in the table above are appropriate for a 2 percent probability of exceedance in 50 years. A listing of the calculated 2013 CBC and ASCE 7-10 seismic parameters is attached. The site peak ground acceleration (PGA) per Section 1803.5.12 of the 2013 CBC and Section 11.8.3 of ASCE 7-10 is 0.944 g.

The Fault Parameters table in Appendix C lists the significant "active" and "potentially active" faults within a 63-mile (100-kilometer) radius of the subject site. The distance between the site and the nearest portion of each fault is shown, as well as the respective estimated maximum earthquake magnitudes, and the deterministic mean site peak ground accelerations.

SOIL CONDITIONS

Artificial fill was encountered in Boring B-7 to a depth of approximately 7 feet below the existing ground surface. The artificial fill was most likely placed during grading for the former drive-in movie theater. The artificial fill consisted of medium dense, silty sand with some trash debris encountered in the sampler. The lateral and vertical extent of the artificial fill is unknown between and beyond the borings drilled for this study.

With the exception of Boring B-7, alluvial soils were encountered in our test borings at the ground surface. The native alluvial soils typically consisted of interbedded and discontinuous strata of loose to medium dense silty sands, and loose to medium dense poorly- to well-graded sands to the maximum depths explored. A stratum of loose to medium dense silty gravel was encountered in Boring B-11 between the depths of 20 and 30 feet below the existing ground surface. A stratum of soft silty clay was encountered beneath the silty gravel in Boring B-11 between the depths of 30 and 33 feet. More detailed descriptions of the encountered subsurface soil conditions are included in the boring logs. The boring logs and a site plan showing the approximate locations of the borings are presented in Appendix A of this report.

Testing indicates that anticipated bearing soils lie in the "very low" expansion range of ASTM D 4829 based on measured expansion index of 0. [A locally adopted version of this classification of soil expansion is included in Appendix B of this report.] It appears that soils can be cut by normal heavy grading equipment.

A sample of near-surface soils was tested for pH, resistivity, soluble sulfates, and soluble chlorides. The test results provided in Appendix B should be distributed to the design team for their interpretations pertaining to the corrosivity or reactivity of various construction materials (such as concrete and piping) with the soils. It should be noted that the sulfate content (760 mg/Kg) is in the "S0" range (i.e. "not applicable" severity range) range of Table 19.3.1.1 of ACI 318-14; therefore, special concrete designs will not be necessary for the measured sulfate contents.

Based on criteria established by the County of Los Angeles, measurement of resistivity (1,500 ohm-cm) on the near-surface materials indicate that are "corrosive" to ferrous metal (i.e. cast iron, etc.) pipes.

Groundwater was encountered at depths ranging from 10 to 14 feet below the existing ground surface. Mapping of historically shallowest groundwater included within the Seismic Hazard Zone Report for the Oxnard 7.5-Minute Quadrangle (CGS, 2002a) indicates groundwater has risen to within approximately 7.5 feet of the ground surface at times in the past.

ANALYSIS OF LIQUEFACTION POTENTIAL AND LATERAL SPREADING

Earthquake-induced cyclic loading can be the cause of several significant phenomena, including liquefaction in fine sands and silty sands. Liquefaction results in a loss of strength and can cause structures to settle or even overturn if it occurs in the bearing zone. Cyclic softening in clays during earthquakes has resulted in buildings experiencing foundation failure and ground surface deformation similar to that resultant from liquefaction. If liquefaction or cyclic softening occurs beneath sloping ground, a phenomenon known as lateral spreading can occur. Liquefaction and cyclic softening is typically limited to the upper 50 feet of the subsurface soils. There are a number of conditions that need to be satisfied for liquefaction or cyclic softening to occur. Of primary importance is that groundwater, perched or otherwise, usually must be within the upper 50 feet of soils.

The subject site is located within one of the Liquefaction Hazard Zones delineated by the State of California (C.G.S., 2002b). As a result, an analysis of liquefaction potential is required.

Fine sands and silty sands that are poorly graded and lie below the groundwater table are the soils most susceptible to liquefaction. Soils that have I_c values greater than 2.6, soils with plasticity indices (PI) greater than 7, sufficiently dense soils, and/or soils located above the groundwater table are not generally susceptible to liquefaction.

An examination of the conditions existing at the site, in relation to the criteria listed above, indicates the following:

1. Groundwater was encountered at depths ranging from 10 to 14 feet below the existing ground surface. A mapping of historic high groundwater levels in the subject area by the State shows the site to have a high groundwater level of about 7.5 feet below the surface (CGS, 2002a). Based on these data, we have assumed a depth to high groundwater of 7.5 feet within our analyses.
2. An Atterberg limit evaluation indicates that the stratum of silty clay encountered in Boring B-11 between 30 and 33 feet has a plasticity index of 18. This soil is expected to exhibit clay-like behavior during earthquake cyclic loading. (Atterberg limit test results are included in Appendix B of this report.)
3. Interpretations of the boring data indicate that the upper 50 feet of the soil profile is composed of soil types prone to liquefaction (see Boring Logs in Appendix A).
4. Standard penetration tests conducted in indicate that the majority of the soils within the tested depth are in a loose to dense state.

Based on the above, a cyclic mobility analysis was undertaken to analyze the liquefaction potentials of the various soil layers. The analysis was performed in general accordance with the methods proposed by NCEER (1997), as implemented by an internal proprietary program. In the analysis, the design earthquake was considered to be a 7.2 moment magnitude event, and the mapped peak ground acceleration of 0.944 g was used, as per the discussion in the "Seismicity and Seismic Design" section of this report.

The analysis for soils in the vicinity of Boring B-11 indicated that soil horizons totaling approximately 5 feet in thickness among the upper 50 feet of the soil profile had a factor of safety below 1.3. Zones with a factor of safety less than 1.3 are considered potentially

liquefiable (C.G.S., 2008, and S.C.E.C., 1999). The potentially liquefiable zone in Boring B-11 was found to be between the depths of 25 and 30 feet.

The volumetric strain for the potentially liquefiable zones was estimated using a chart derived by Tokimatsu and Seed (1987) after reducing the N_160 values derived by the proprietary program by the calculated "FC Delta" value, then making adjustments for fines content as per Tokimatsu and Seed (1987) and S.C.E.C. (1999). Using this methodology, the volumetric strain was found to be approximately 1.2 inches.

According to a chart derived by Ishihara (National Academy Press, 1985), no "ground" damage would be expected related to the zone encountered in Boring B-11 because of the thickness of the non-liquefiable soils above. (The depth to the first zone of potential liquefaction is 25 feet, and the thickness of the first zone of potentially liquefiable soils is about 5 feet.) (Examples of ground damage are sand boils and ground cracks.)

Although the analysis predicts that there will be no ground damage, there is a potential for differential areal settlement suggested by the findings. As mentioned previously, the total liquefaction-related settlement could potentially range up to about 1.2 inches for groundwater at the historically shallowest level of 7.5 feet below the ground surface. According to S.C.E.C. (1999), up to about half of the total settlement could be realized as differential settlement. As a result, differential settlement could range up to about 0.6 inch at the ground surface.

Because of the depths and the post-liquefaction residual strength of the potentially liquefiable zones, bearing failures related to liquefaction are considered unlikely.

Lateral spreading can be experienced as two different types of phenomenon. One is where a "free face" slope is near the site. This type of lateral spreading does not appear to pose a potential hazard because there are no nearby sloped areas or canyons (Bartlett and Youd, 1995).

Ground oscillation, which is the other type of lateral spreading, occurs where sites are not adjacent to sloped areas or canyons. It can pose a hazard when corrected blow counts ($N_{1(60)}$) in the zones of potential liquefaction are less than 15. The potentially liquefiable zone in Boring B-11 between the depths of 25 and 30 feet has a corrected blow count ($N_{1(60)}$) less than 15. The potential ground oscillation was analyzed in accordance with procedures developed by

Youd, Hansen and Bartlett (2002). In the analyses, it was assumed that the surface slope was 0.2 percent, and the fine contents to be 23 percent based on the gradation test results on the potentially liquefiable zone. The cumulative displacement was calculated to be about 0.2 feet if the 5-foot thick zone in Boring B-11 were to liquefy. (Calculations are included within Appendix D of this report.)

Based on the above, it is the opinion of this firm that a potential for liquefaction exists at this site. However, the amount of settlement and lateral spreading predicted are thought to be within acceptable ranges for the anticipated type of construction.

ANALYSIS OF SEISMIC-INDUCED SETTLEMENT OF DRY SANDS

Sands tend to settle and densify when subjected to earthquake shaking. The amount of settlement is a function of relative density, cyclic shear strain magnitude, and the number of strain cycles. A procedure to evaluate this type of settlement was developed by Seed and Silver (1972) and later modified by Pyke, et al (1975). Tokimatsu and Seed (1987) presented a simplified procedure that has been reduced to a series of equations by Pradel (1998).

Calculations indicate the potential settlement for the soil zones above the water table as a result of the design level earthquake event to be negligible.

ANALYSIS OF HYDROCONSOLIDATION POTENTIAL

Hydroconsolidation is a phenomenon whereby dry alluvial soils collapse as they become wetted. Data presented by El-Ehwany and Houston (1990) show that most hydrocollapse occurs as dry soils become wetted to 60 percent saturation, and that wetting above that level produces little additional collapse.

Calculations were performed to determine saturation percentages of soils encountered within the soil profile. Calculations indicate that the samples tested above the current groundwater table had degrees of saturation less than 60 percent.

The zones with degrees of saturation less than 60 percent, which are potentially susceptible to hydrocollapse upon wetting were typically strata of sandy silts and silty sands. (Calculations are provided in Appendix B of this report.)

A consolidation test was performed on a soil sample gathered at a depth of approximately 5 feet from Boring B-10. The sample experienced approximately 0.5 percent of collapse when wetted.

Based on the degree of saturation of the soils above the current groundwater table and the results of the consolidation test performed, settlement due to hydrocollapse of the loose, dry soils upon wetting is a potential at the site. However, after the recommended grading in the building areas is completed, only about 2 feet of natural ground will remain between the bottom of the compacted fill and historical high groundwater level (below which hydrocollapse is not a potential). Hence, the estimated potential hydrocollapse is reduced to about 0.1 inches, an insignificant amount.

GEOTECHNICAL CONCLUSIONS AND RECOMMENDATIONS

Based on the data provided in this report, it appears that the site is suitable for the proposed development from a Geotechnical Engineering standpoint provided that the recommendations provided herein are properly implemented into the project. Given the site conditions encountered, we conclude that remedial grading will need to be implemented to mitigate the effects of seismic-induced settlements. The primary geotechnical considerations from a development standpoint are the potential for about 1.2 inches of seismic-induced settlement due to liquefaction and the potential for about 0.2 feet of lateral spreading. Based on testing and analyses, the soils above the current historical high groundwater table have a minor potential to hydrocollapse.

Specific conclusions and recommendations addressing these geotechnical considerations, as well as general recommendations regarding the geotechnical aspects of design and construction, are presented in the following sections

A. Grading

1. Pre-Grading Considerations

a. Plans and specifications should be provided to Earth Systems prior to grading. Plans should include the grading plans, foundation plans, and foundation details.

b. Roof draining systems, if required by the appropriate jurisdictional agency, should be designed so that water is not discharged into bearing soils or near structures.

c. Final site grade should be designed so that all water is diverted away from the structures over paved surfaces, or over landscaped surfaces in accordance with current codes. Water should not be allowed to pond anywhere on the pad.

d. Shrinkage of on-site soils affected by compaction is estimated to be about 20 to 25 percent based on an anticipated average compaction of 92 percent.

e. It is recommended that Earth Systems be retained to provide Geotechnical Engineering services during site development and grading, and foundation construction phases of the work to observe compliance with the design concepts, specifications and recommendations, and to allow design changes in the event that subsurface conditions differ from those anticipated prior to the start of construction.

f. Compaction tests shall be made to determine the relative compaction of the fills in accordance with the following minimum guidelines: one test for each 2-foot vertical lift; one test for each 1,000 cubic yards of material placed; and two tests at finished subgrade elevation in the building pad.

2. Rough Grading/Areas of Development

a. Grading at a minimum should conform to Appendix J in the 2013 California Building Code (CBC), and with the recommendations of the Geotechnical Engineer during construction. Where the recommendations of this report and the cited section of the 2013 CBC are in conflict, the Owner should request clarification from the Geotechnical Engineer.

b. The existing ground surface should be initially prepared for grading by removing all vegetation, debris, other organic material, and non-complying fill. The existing asphalt pavement should be removed within the construction limits and disposed of properly offsite. Organics and debris should be

stockpiled away from areas to be graded, and ultimately removed from the site to prevent their inclusion in fills.

c. Native soils beneath the proposed buildings should be excavated a minimum of 4 feet below existing grade, 3 feet below the bottom of the foundations, or through any uncertified fill, whichever is deeper. Overexcavation should be extended laterally to a distance of at least 5 feet beyond the outside edge of the foundation element. The base of the overexcavation should be a relatively level elevation. Structural plans and details should be checked carefully during grading to establish the actual bottom of foundation elevations in the field. The bottom of the remedial excavation should be scarified to a depth of 6 inches; uniformly moisture conditioned to 1 to 3 percent above optimum moisture content, and compacted to achieve a relative compaction of 90 percent of the ASTM D 1557 maximum dry density. **Compaction of the prepared subgrade should be verified by testing prior to the placement of engineered fill.**

d. Soils beneath any proposed traffic-bearing pavement should be excavated a minimum of 2 feet below finished subgrade, or through any uncertified fill. The limits of the remedial excavations should extend at least 2 feet beyond the outside edge of the proposed improvement. The resulting surface should then be scarified to a depth of 6 inches; uniformly moisture-conditioned to 1 to 3 percent above optimum moisture content, and compacted to achieve a relative compaction of between 90 percent of the ASTM D 1557 maximum dry density. **Compaction should be verified by testing.**

e. Soils beneath any proposed exterior non-traffic bearing concrete flatwork (sidewalks, patios, walkways etc.) should be excavated a minimum of 1 foot below finished subgrade. The limits of the remedial excavations should extend at least 2 feet beyond the outside edge of the proposed improvement. The resulting surface should then be scarified to a depth of 6 inches; uniformly moisture-conditioned to 1 to 3 percent above optimum moisture content, and compacted to achieve a relative compaction of between 90 percent of the ASTM D 1557 maximum dry density. **Compaction should be verified by testing.**

f. The bottoms of all excavations should be observed by a representative of this firm prior to processing or placing fill.

g. Engineered fill should be placed in a series of horizontal layers not exceeding 8 inches in loose thickness, uniformly moisture-conditioned to 1 to 3 percent above optimum moisture content, and compacted to 90 percent of the ASTM D 1557 maximum dry density. **Compaction of the engineered fill should be verified by testing.** Additional fill lifts should not be placed if the previous lift did not meet the required relative compaction or if soil conditions are not stable. Discing, tilling, and/or blending may be required to uniformly moisture-condition soils used for engineered fill. The upper 12 inches of pavement subgrades should be compacted to at least 95 percent of the ASTM D 1557 maximum dry density.

h. On-site soils may be used for fill once they are cleaned of all organic material, rock, debris and irreducible material larger than 6 inches.

i. Import soils used to raise site grade should be equal to, or better than, on-site soils in strength, expansion, and compressibility characteristics. Import soil can be evaluated, but will not be prequalified by the Geotechnical Engineer. Final comments on the characteristics of the import will be given after the material is at the project site.

j. Backfill around or adjacent to confined areas (i.e. interior utility trench excavations, etc.) may be performed with a lean sand/cement slurry (maximum 28-day compressive strength of 200 psi) or "flowable fill" material (a mixture of sand/cement/fly ash). The fluidity and lift placement thickness of any such material should be controlled in order to prevent "floating" of any "submerged" structure. Alternatively, a gravel backfill be used, subject to approval by the Geotechnical Engineer and the City official.

3. Excavations

a. Excavations within the depth of the recommended remedial grading will typically encounter sandy silts. This material should be easily excavated with conventional earthmoving equipment.

b. Temporary unshored, unsurcharged, open excavations that are free of seeps and less than 10 feet deep in the **drained soils** may be cut at least 1.5H:1V (horizontal to vertical) or flatter provided the adjacent ground is not subject to surcharge loading. If excavations dry out, sloughing will occur. No excavation should be made within a 1:1 line projected downward from the outside edge at the base of any existing footing or slab.

c. During the time excavations are open, no heavy grading equipment or other surcharge loads (i.e. excavation spoils) should be allowed within a horizontal distance from the top of any slope equal to the depth of the excavation (both distances measured from the top of the excavation slope).

d. Adequate measures should be taken to protect any structural foundations, pavements, or utilities adjacent to any excavations.

e. All open cuts should be in compliance with applicable Occupational Safety Health Administration (OSHA) regulations (California Construction Safety Orders, Title 8) and should be monitored for evidence of incipient instability. Standard construction techniques should be sufficient for temporary site excavations. Project safety is the responsibility of the Contractor and the Owner. Earth Systems will not be responsible for project safety.

4. Utility Trenches

a. Utility trench backfill should be governed by the provisions of this report relating to minimum compaction standards. In general, on-site service lines may be backfilled with native soils compacted to 90 percent of maximum density. Backfill of offsite service lines will be subject to the specifications of the jurisdictional agency or this report, whichever are greater.

b. Compacted native soils should be utilized for backfill below structures. Sand should not be used under structures because it provides a conduit for water to migrate under foundations.

c. Backfill operations should be observed and tested by the Geotechnical Engineer to monitor compliance with these recommendations.

d. Jetting should not be utilized for compaction in utility trenches.

e. We recommend that flexible connections should be provided where critical underground utilities enter buildings or other proposed improvements to accommodate the anticipated differential movements due to liquefaction-induced settlements.

B. Structural Design

1. Conventional Spread Footings

a. Conventional continuous footings and/or isolated pad footings may be used to support the proposed structures. For one-story structures, the footings should have a minimum embedment depth of 12 inches and have a minimum width

of 15 inches. For two-story structures, the footings should have a minimum embedment depth of 18 inches and have a minimum width of 15 inches.

b. Footings should bear into compacted engineered fill as recommended elsewhere in this report. Foundation excavations should be observed by a representative of this firm after excavation, but prior to placing of reinforcing steel or concrete, to verify bearing conditions.

c. Conventional continuous and isolated pad footings may be designed based on an allowable bearing value of 2,000 psf. This value has a factor of safety greater than three.

d. Allowable bearing values are net (weight of footing and soil surcharge may be neglected) and are applicable for dead plus reasonable live loads.

e. Bearing values may be increased by one-third when transient loads such as wind and/or seismicity are included.

f. Isolated pad foundations should be restrained laterally in both directions by means of grade beams or floor slabs.

g. Lateral loads may be resisted by soil friction on floor slabs and foundations and by passive resistance of the soils acting on foundation stem walls. Lateral capacity is based on the assumption that any required backfill adjacent to foundations and grade beams is properly compacted.

h. Because of potential liquefaction-related settlements described in greater detail above, the information that follows regarding reinforcement for footings exceeds that given in Table 1809.7 for the "very low" expansion range. Actual footing designs should be provided by the Structural Engineer, but the dimensions and reinforcement he recommends should not be less than the criteria set forth herein.

i. Continuous footings should be reinforced, at a minimum, with one No. 4 bar along the bottom and two No. 4 bars along the top. In addition, bent No. 3 bars on 24-inch centers should extend from within the footings to a minimum of 3 feet into adjacent slabs.

j. Soils should be lightly moistened prior to placing concrete. Testing of pre-moistening is not required.

2. <u>Slabs-on-Grade</u>

a. Conventional concrete slabs should be supported by a reinforced soil pad as recommended in Section A of this report.

b. It is recommended that perimeter slabs (walks, patios, etc.) be designed relatively independent of footing stems (i.e. free floating) so foundation adjustment will be less likely to cause cracking.

c. The information that follows regarding design criteria for slabs is the same as that given in the attached Table 1809.7 for the "very low" expansion range. Actual slab designs should be provided by the Structural Engineer, but the reinforcement and thicknesses of sand he recommends should not be less than the criteria set forth in the attached Table 1809.7 for the appropriate expansion range.

d. We recommend that slabs bottomed on soils in the "very low" expansion range should at a minimum be reinforced at mid-slab with No. 3 bars on 24-inch centers, each way.

e. Soils underlying slabs that are in the "very low" expansion range should be pre-moistened prior to placing of sand, reinforcing steel, or concrete.

f. Where dampness of floor slabs is not critical, slabs bottomed on soils in the "very low" expansion range should be underlain with a minimum of 2 inches of sand.

g. Where dampness of floor slabs is to be minimized, the slabs should be constructed on a minimum 3-inch-thick layer of capillary break material covered with a high quality vapor retarder. The capillary break material should be free-draining, clean gravel or rock such as No. 4 by 3/4-inch pea gravel or permeable aggregate complying with Caltrans Standard Specifications, Section 68, Class 1, Type B. A 2-inch-thick protective cover (blotter) of clean sand should be placed over the vapor retarder. The vapor retarder should have a minimum thickness of 15 mils, a permeance as tested before and after mandatory conditioning (ASTM E 1745, Section 7.1.2 – 7.1.5) of less than 0.01 perms [grains/(ft^2 hr in.Hg)], and comply with the ASTM E 1745 Class A requirements. Vapor retarders having these properties are commonly referred to as "vapor barriers". The designer of record may omit the blotter at their discretion when a concrete with a water-cement ratio of 0.45 or less is specified. The vapor retarder should be constructed in accordance with ASTM E 1643-09 using material which meets ASTM E 1745.

h. Slab surfaces to receive moisture sensitive floor coverings should have considerations for maximum vapor emission levels. Most floor coverings require 3 or 5 pound emission levels for a warranted installation. Emission

levels may be controlled by the use of a sub-slab vapor barrier meeting ASTM E 1745 Class A, ASTM E 154-93 resistance to puncture of not less than 3000 grams and ASTM E 154-93 tensile strength after soaking of not less than 55.5 (MD/TD) average.

i. Slabs should be cast using concrete with a maximum slump of 4 inches or less. Excessive water content is the major cause of concrete cracking. To reduce concrete shrinkage, a water reducing agent or plasticizer may be utilized in the concrete to increase slump while maintaining an appropriate water/cement ratio. Hot reinforcing steel should be cooled prior to concrete placement to help prevent concrete shrinkage at the bar location. Where there is potential for moisture accumulation under the slab, special consideration should be given to allow gravity drainage of any water that could migrate into the subgrade of the slab or rock cushion. Control joints should be provided at appropriate intervals to control the location of shrinkage cracks.

j. Before floor coverings are placed, any bond breaker coating and all other contaminates should be removed from the slab surface. Once the building has been enclosed, and environmental controls (heating and air conditioning) are installed and operational, the slab should then be tested for moisture vapor emission, in accordance with ASTM E 1907. The flooring manufacturer may also require testing for relative humidity and pH of the concrete prior to placing the floor coverings.

k. Adhesives and floor coverings should be compatible, and the manufacturer's requirements should be followed. The tested moisture vapor emission rate should be below the specified rate for the floor covering products used prior to the product being placed. If required, the measured relative humidity and pH should also be below the specified values for the floor covering products used prior to the product being placed.

3. <u>Frictional and Lateral Coefficients</u>

a. Resistance to lateral loading may be provided by friction acting on the base of conventional spread foundations, if used. A coefficient of friction of 0.58 may be applied to dead load forces. This value does not include a factor of safety.

b. Passive resistance acting on the sides of foundation stems equal to 340 pcf of equivalent fluid weight may be included for resistance to lateral load. This value does not include a factor of safety.

TRAFFIC INDEX	ASPHALT-CONCRETE (INCH)	AGGREGATE BASE (INCH)
4.0	2.5	4.0
4.5	2.5	4.0
5.0	3.0	4.0
5.5	3.0	4.0
6.0	3.0	4.5

c. The preliminary paving sections provided above have been designed for the type of traffic indicated. If the pavement is placed before construction on the project is complete, construction loads, which could increase the traffic index values assumed above, should be taken into account.

d. The subgrade soils in the upper 12 inches below the finished subgrade elevation should be properly moisture conditioned to between 1 to 3 percent over optimum moisture, and compacted to achieve a minimum relative compaction of 95 percent of the ASTM D1557 maximum dry density. The subgrade soils should be in a stable, non-pumping condition at the time the aggregate base material is placed and compacted.

e. Aggregate base materials should conform to the specifications stated in the 2012 "Greenbook" and be compacted as engineered fill to at least 95 percent compaction.

f. Asphalt paving materials and placement methods should meet specifications stated in the 2012 "Greenbook" for asphalt concrete.

g. Adequate drainage (both surface and subsurface) should be provided such that the subgrade soils and aggregate base materials are not allowed to become continuously wet.

h. All concrete curbs separating pavement and landscaped areas should extend at least 6 inches into the subgrade and below the bottom of the adjacent aggregate base to provide a barrier against lateral migration of landscape water or runoff into the pavement section.

i. Periodic maintenance should be performed to repair degraded areas and seal cracks with appropriate filler.

j. If following site grading, the native subgrade soils differ from those encountered in our borings and tested in the laboratory, we recommend that a representative subgrade sample be obtained and R-value testing be

performed. If the results of the R-value testing vary significantly from those assumed, the pavement sections presented above will need to be revised.

8. Preliminary Concrete Paving Sections

a. For rigid pavements in truck traffic driveways and access lanes and will be paved with concrete, the following minimum unreinforced paving section was determined:

Concrete thickness (entrance and exterior lanes) =	3.0 inches
PMB or Class II base thickness under concrete =	4.0 inches
Compressive strength of concrete, fc =	4,000 psi at 28 days
Modulus of flexural strength of 4,000 psi concrete =	595 psi

b. For crack control, a minimum reinforcing should be included consisting of No. 4 bars at a maximum spacing of 24-inches in each direction. Reinforcing bars should be placed at mid-height of the concrete slab and maintained at mid height during placement of concrete. Contraction joints should be placed at intervals not exceeding 12 feet.

c. The preliminary paving sections discussed above have been designed for the type of traffic indicated. If the pavement is placed before construction on the project is complete, construction loads should be taken into account. Traffic should not be allowed on the pavement until 28 days after concrete placement, or until the 28 day design strength is achieved

ADDITIONAL SERVICES

This report is based on the assumption that an adequate program of monitoring and testing will be performed by Earth Systems during construction to check compliance with the recommendations given in this report. The recommended tests and observations include, but are not necessarily limited to the following:

1. Review of the building and grading plans during the design phase of the project.
2. Observation and testing during site preparation, grading, placing of engineered fill, and foundation construction.

3. Consultation as required during construction.

LIMITATIONS AND UNIFORMITY OF CONDITIONS

The analysis and recommendations submitted in this report are based in part upon the data obtained from the borings drilled on the site. The nature and extent of variations between and beyond the borings may not become evident until construction. If variations then appear evident, it will be necessary to reevaluate the recommendations of this report.

The scope of services did not include any environmental assessment or investigation for the presence or absence of wetlands, hazardous or toxic materials in the soil, surface water, groundwater or air, on, below, or around this site. Any statements in this report or on the soil boring logs regarding odors noted, unusual or suspicious items or conditions observed, are strictly for the information of the Client.

Findings of this report are valid as of this date; however, changes in conditions of a property can occur with passage of time whether they are due to natural processes or works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur whether they result from legislation or broadening of knowledge. Accordingly, findings of this report may be invalidated wholly or partially by changes outside the control of this firm. Therefore, this report is subject to review and should not be relied upon after a period of one year.

In the event that any changes in the nature, design, or location of the improvements are planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and conclusions of this report modified or verified in writing.

This report is issued with the understanding that it is the responsibility of the Owner, or of his representative to insure that the information and recommendations contained herein are called to the attention of the Architect and Engineers for the project and incorporated into the plan and that the necessary steps are taken to see that the Contractor and Subcontractors carry out such recommendations in the field.

As the Geotechnical Engineers for this project, Earth Systems has striven to provide services in accordance with generally accepted geotechnical engineering practices in this community at this time. No warranty or guarantee is expressed or implied. This report was prepared for the exclusive use of the Client for the purposes stated in this document for the referenced project only. No third party may use or rely on this report without express written authorization from Earth Systems Southern California for such use or reliance.

It is recommended that Earth Systems be provided the opportunity for a general review of final design and specifications in order that earthwork and foundation recommendations may be properly interpreted and implemented in the design and specifications. If Earth Systems is not accorded the privilege of making this recommended review, it can assume no responsibility for misinterpretation of the recommendations.

GENERAL BIBLIOGRAPHY

Abrahamson, N.A., and Silva, W.J., 1997, Empirical Response Spectral Attenuation Relations for Shallow Crustal Earthquakes: Seismological Research Letters.

Bartlett & Youd, 1995, Empirical Prediction of Liquefaction-Induced Lateral Spread, Journal of Geotechnical Engineering, April, 1995.

California Building Standards Commission, 2013, California Building Code, California Code of Regulations Title 24.

California Division of Mines and Geology (C.D.M.G.), 1972 (Revised 1999), Fault Rupture Hazard Zones in California, Special Publication 42.

C.D.M.G, 1975, Seismic Hazards Study of Ventura County, California

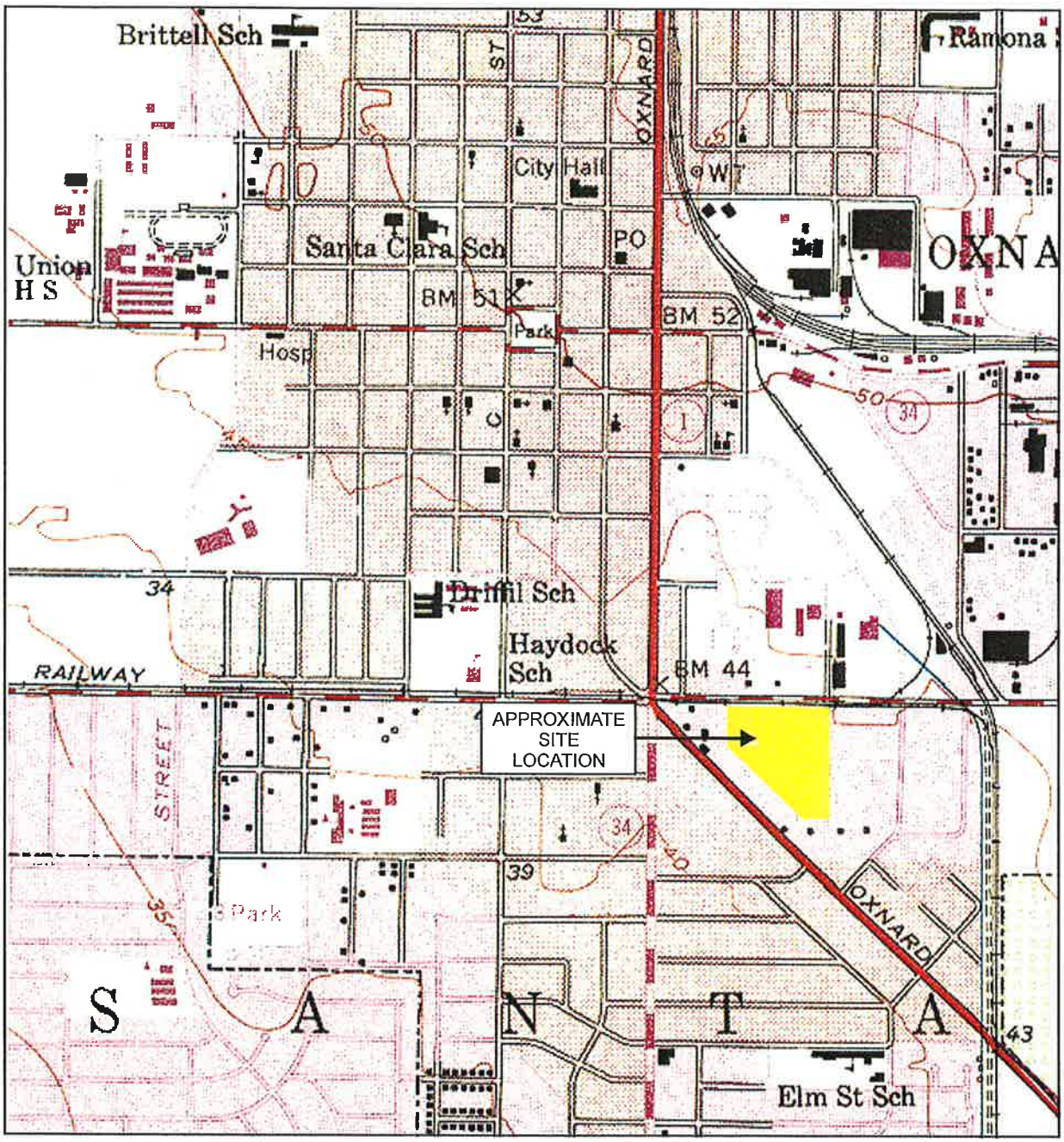
California Geological Survey (C.G.S.), 2002a, Seismic Hazard Zone Report for the Oxnard 7.5-Minute Quadrangle, Ventura County, California, Seismic Hazard Zone Report 052.

C.G.S., 2002b, Seismic Hazard Zones Map of the Oxnard Quadrangle.

C.G.S., 2008, Guidelines for Evaluating and Mitigating Seismic Hazards in California, Special Publication 117A.

APPENDIX A

Vicinity Map
Regional Geology Map
Seismic Hazard Zones Map
Historical High Groundwater Map
Field Study
Site Plan
Logs of Borings
Symbols Commonly Used on Boring Logs
Unified Soil Classification



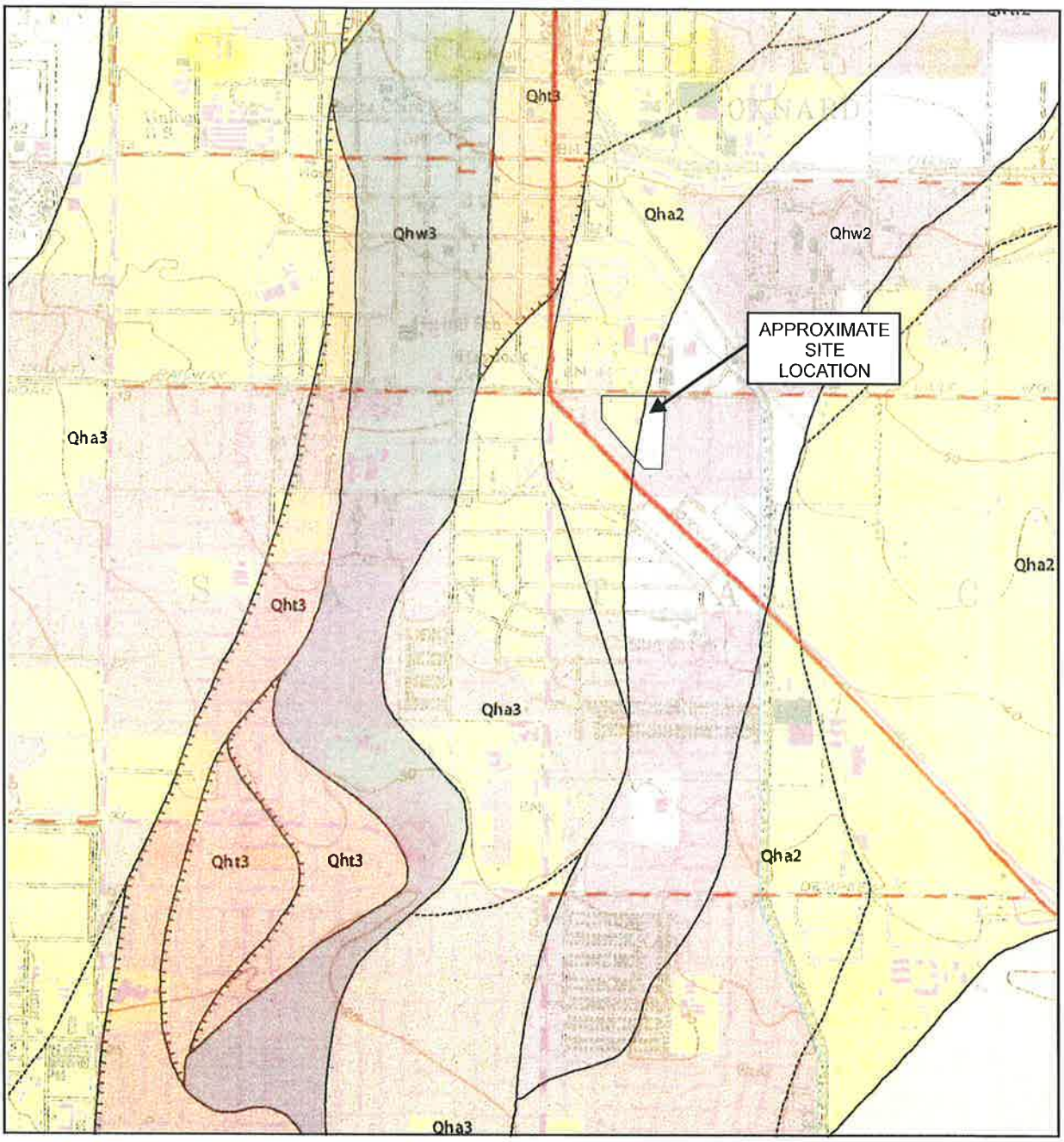
N

VICINITY MAP

1250 S. Oxnard Boulevard
Oxnard, California

Earth Systems
Southern California

December 2015	VT-25097-02



Taken from USGS, SCAMP, Geologic Map of the Oxnard 7.5' Quadrangle, Ventura County, California, 2003.

N

Scale 1 : 24,000

LEGEND-

Qha2 Holocene Alluvial Deposits: deposited as overbank material; composed of unconsolidated, poorly sorted, clayey sand with some gravel.

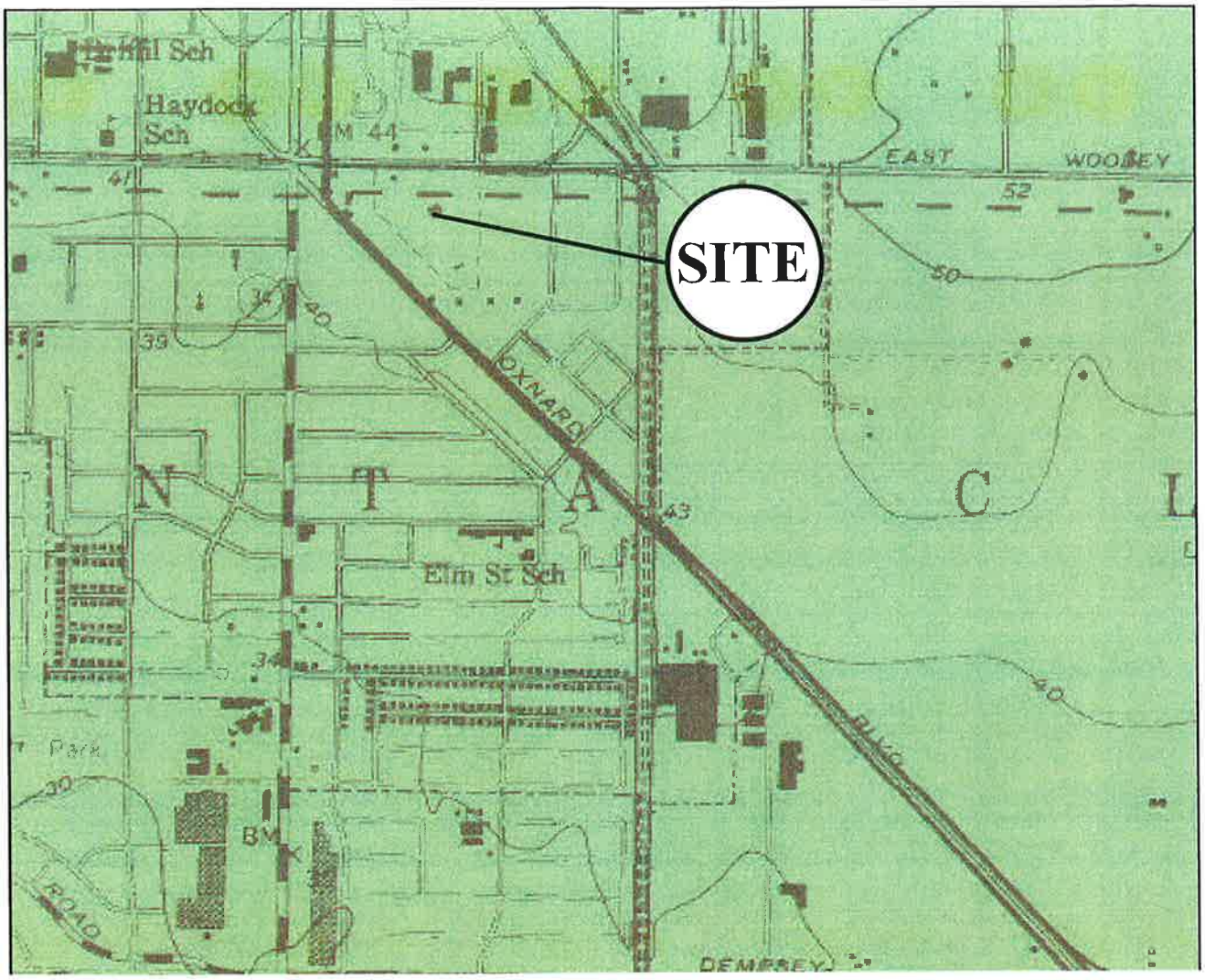
Qhw2 Holocene Wash Deposit: composed of unconsolidated sand silt and gravel.

REGIONAL GEOLOGY MAP

1250 S. Oxnard Boulevard
Oxnard, California

Earth Systems
Southern California

December 2015	VT-25097-02



STATE OF CALIFORNIA

SEISMIC HAZARD ZONES

Delineated in compliance with Chapter 7.8, Division 2 of the California Public Resources Code (Seismic Hazards Mapping Act)

OXNARD QUADRANGLE

REVISED OFFICIAL MAP

Released: December 20, 2002

STATE GEOLOGIST

Scale: 1" = 1,500 feet

MAP EXPLANATION

Zones of Required Investigation:

Liquefaction

Areas where historical occurrence of liquefaction, or local geological, geotechnical and ground-water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

Within the Oxnard Quadrangle, no areas have been designated as "zones of required investigation for earthquake-induced landslides." However, the potential for landslides may exist locally, particularly along stream banks, margins of drainage channels, and similar settings where steep banks or slopes occur. Such occurrences are of limited lateral extent, or are too small and discontinuous to be depicted at 1:24,000 scale (the scale of Seismic Hazard Zone Maps). Within the liquefaction zones, some geologic settings may be susceptible to lateral-spreading (a condition wherein low-angle landsliding is associated with liquefaction). Also, landslide hazards can be created during excavation and grading unless appropriate techniques are used.

NOTE: Seismic Hazard Zones identified on this map may include developed land where delineated hazards have already been mitigated to city or county standards. Check with your local building/planning department for information regarding the location of such mitigated areas.

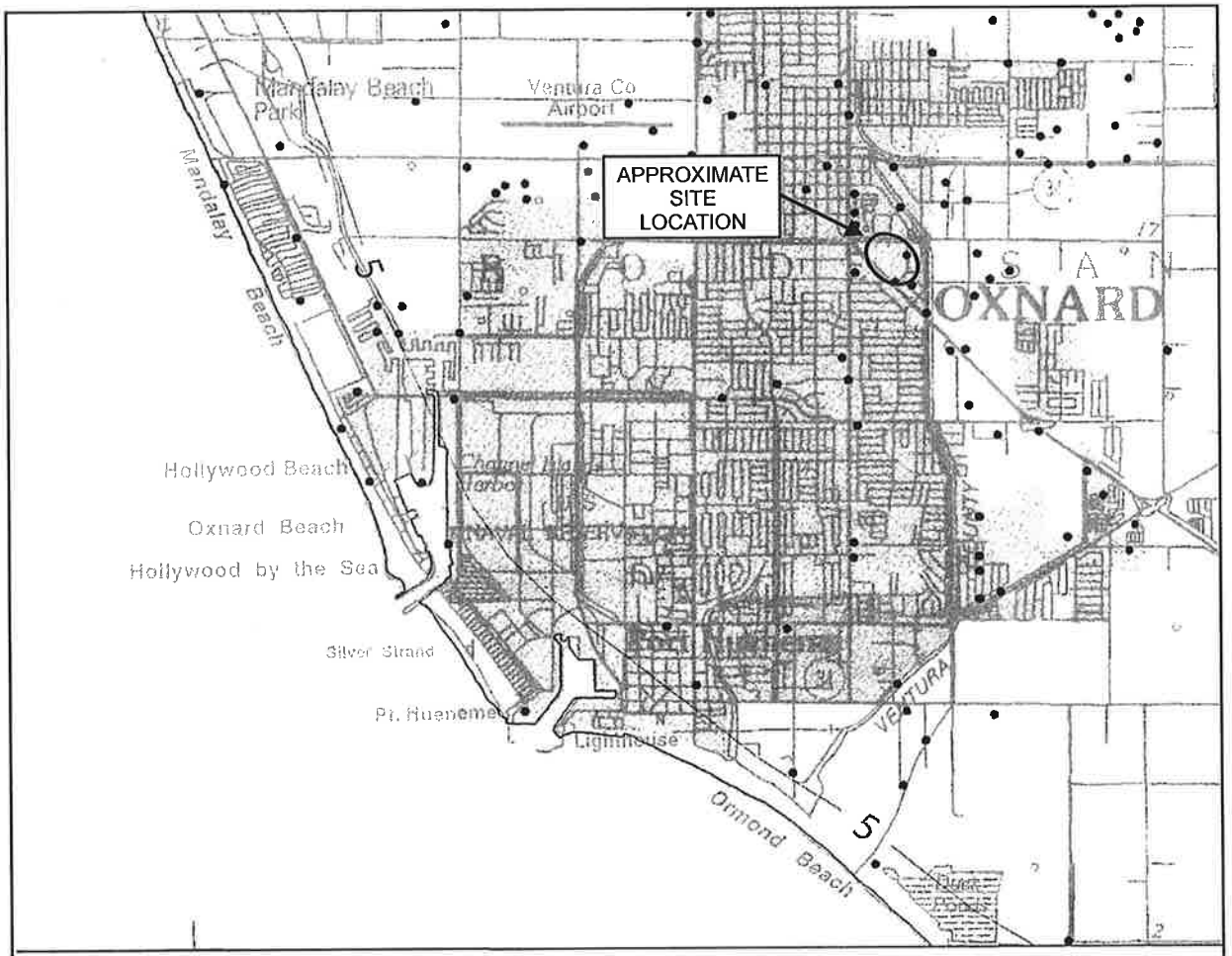
N

SEISMIC HAZARD ZONES MAP

1250 S. Oxnard Boulevard
Oxnard, California

Earth Systems
Southern California

December 2015	VT-25097-02



map enlarged from U.S.G.S. 30 x 60-minute series

OXNARD QUADRANGLE

SCALE

30 — Depth to ground water in feet

• Borehole Site

1.2 Depth to historically highest groundwater and borehole locations, Oxnard 7.5-minute quadrangle, California

N

HISTORICAL HIGH GROUNDWATER MAP

1250 S. Oxnard Boulevard
Oxnard, California

Earth Systems
Southern California

December 2015	VT-25097-02

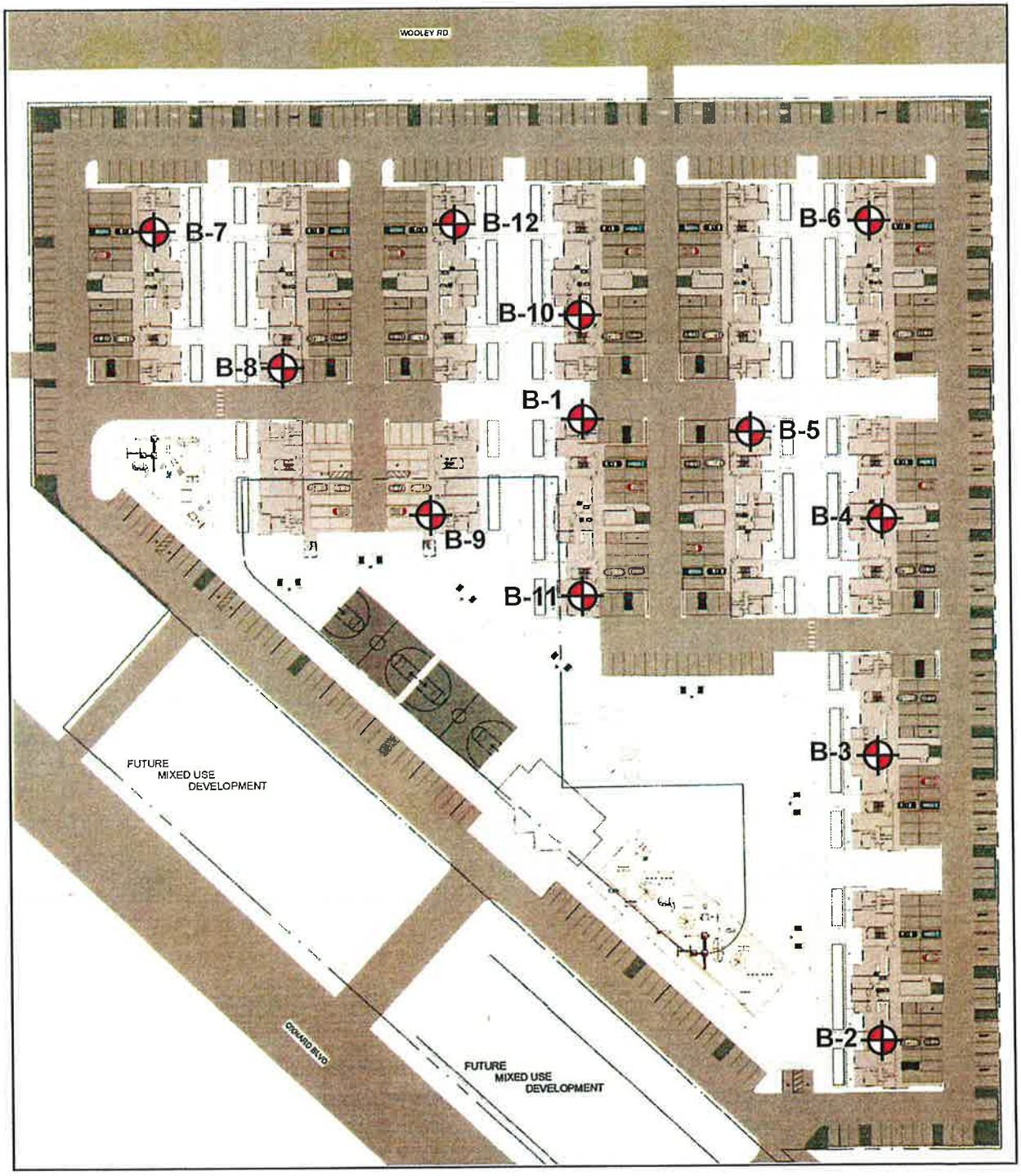
FIELD STUDY

A. On June 29, 2015, Boring B-1 was drilled to a depth of 11.5 feet to determine the depth to groundwater for the infiltration testing performed on this project. On November 11 and 12, 2015, Borings B-2 through B-12 were drilled to depths ranging from 16.5 of 51.5 feet below the existing ground surface to observe the soil profile and to obtain samples for laboratory analysis. Because of the relatively shallow groundwater table, Borings B-11 and B-12 were drilled utilizing mud rotary drilling methods for standard blow counts and sample collection. All remaining borings were drilled using a hollow stem 6-inch diameter continuous flight auger powered by a Mobile Drill B-61 truck mounted drilling rig.

B. Samples were obtained within the test borings with a Modified California (M.C.) ring sampler (ASTM D 3550 with shoe similar to ASTM D 1586), and with a Standard Penetration Test (SPT) sampler (ASTM D 1586). The M.C. sampler has a 3-inch outside diameter, and a 2.42-inch inside diameter when used with brass ring liners (as it was during this study). The SPT sampler has a 2-inch outside diameter and a 1.37-inch inside diameter, but when used without liners, as was done for this project, the inside diameter is 1.63 inches. The samples were obtained by driving the samplers with a 140-pound hammer dropping 30 inches in accordance with ASTM D 1586. The hammer was operated with an automatic trip mechanism.

C. Bulk samples of the soils within the upper 5 feet in several borings from the drill cuttings derived during drilling operations.

D. The final logs of the borings represent interpretations of the contents of the field logs and the results of laboratory testing performed on the samples obtained during the subsurface study. The approximate locations of the borings were determined in the field by pacing and sighting, and are shown on the Site Plan in this Appendix.



Approximate Boring Location

Scale

0 50 100

SITE PLAN

1250 S. Oxnard Boulevard
Oxnard, California

Earth Systems
Southern California

December 2015	VT-25097-02

Earth Systems Southern California
1731-A Walter Street, Ventura, California 93003
PHONE: (805) 642-6727 FAX: (805) 642-1325

BORING NO: B-1
PROJECT NAME: 1250 Oxnard Boulevard
PROJECT NUMBER: VT-25097-01
BORING LOCATION: Per Plan

DRILLING DATE: June 29, 2015
DRILLING METHOD: 6.0" Hollow Stem Auger
DRILL: Mobile B-61
LOGGED BY: SC

Vertical Depth	Sample Type: Bulk	Sample Type: SPT	Sample Type: Mod. Calif.	PENETRATION RESISTANCE (BLOWS/6")	SYMBOL	USCS CLASS	UNIT DRY WT. (pcf)	MOISTURE CONTENT (%)	DESCRIPTION OF UNITS
0						SM			Asphalt: 1.5", Base Material: 0.0" **ALLUVIUM:** Medium brown silty sand; loose to medium dense; moist.
				3/5/6					
						SP			**ALLUVIUM:** Yellowish brown sand; fine grained; medium dense; dry to damp.
5				4/7/7		SP			With scattered gravel.
				4/7/10		SP			**ALLUVIUM:** Yellowish brown sand; fine to medium grained; scattered gravel; medium dense; damp to moist.
10				5/8/9		SP	▼		**ALLUVIUM:** Gray sand; fine to medium grained with abundant gravel; medium dense; wet.
									Total Depth: 11.5 feet. Groundwater Depth: 10.0 feet.
15									
20									

Note: The stratification lines shown represent the approximate boundaries between soil and/or rock types and the transitions may be gradual.

Earth Systems Southern California
1731-A Walter Street, Ventura, California 93003
PHONE: (805) 642-6727 FAX: (805) 642-1325

BORING NO: B-2
PROJECT NAME: 1250 S. Oxnard Boulevard
PROJECT NUMBER: VT-25097-02
BORING LOCATION: Per Plan

DRILLING DATE: November 11, 2015
DRILL RIG: Mobile B-61
DRILLING METHOD: 6.0" Hollow Stem Auger
LOGGED BY: SC

Vertical Depth	Sample Type: Bulk	Sample Type: SPT	Sample Type: Mod. Calif.	PENETRATION RESISTANCE (BLOWS/6")	SYMBOL	USCS CLASS	UNIT DRY WT. (pcf)	MOISTURE CONTENT (%)	DESCRIPTION OF UNITS
0									1.0" Asphalt, 5.0" Base Material.
				5/15/16		SP	112.3	2.9	**ALLUVIUM:** Yellowish brown gravelly sand; fine to medium grained; medium dense; dry.
5				4/10/11		SP	99.1	5.1	**ALLUVIUM:** Pale gray sand; fine grained; iron staining; minor gravel; medium dense; damp.
10				4/9/8		SW	115.1	14.3	**ALLUVIUM:** Dark gray sand; well graded; gravel; medium dense; wet.
15				2/3/8					Same as above.
									Total Depth: 16.5 feet.
									Groundwater Depth: 10.0 feet.
20									
25									
30									
35									

Note: The stratification lines shown represent the approximate boundaries between soil and/or rock types and the transitions may be gradual.

Earth Systems Southern California
1731-A Walter Street, Ventura, California 93003
PHONE: (805) 642-6727 FAX: (805) 642-1325

BORING NO: B-3
PROJECT NAME: 1250 S. Oxnard Boulevard
PROJECT NUMBER: VT-25097-02
BORING LOCATION: Per Plan

DRILLING DATE: November 11, 2015
DRILL RIG: Mobile B-61
DRILLING METHOD: 6.0" Hollow Stem Auger
LOGGED BY: SC

Vertical Depth	Sample Type: Bulk	Sample Type: SPT	Sample Type: Mod. Calif.	PENETRATION RESISTANCE (BLOWS/6")	SYMBOL	USCS CLASS	UNIT DRY WT. (pcf)	MOISTURE CONTENT (%)	DESCRIPTION OF UNITS
0									1.0" Asphalt, 5.0" Base Material.
			■	2/2/5		SM	94.9	7.9	**ALLUVIUM:** Yellowish brown silty sand; fine grained; loose; damp.
5			■	2/3/6		SP	95.8	3.1	**ALLUVIUM:** Yellowish brown fine sand; loose; damp.
			■	5/15/17		SP	107.2	8.6	**ALLUVIUM:** Yellowish brown sand; gravel lenses; iron staining; medium dense; damp.
10		▼	■	8/8/9		SP			**ALLUVIUM:** Gray sand; fine to medium grained; loose to medium dense; wet.
15		■	□	5/8/9		SP			Same as above with gravels.
20									Total Depth: 16.5 feet. Groundwater Depth: 10.0 feet.
25									
30									
35									

Note: The stratification lines shown represent the approximate boundaries between soil and/or rock types and the transitions may be gradual.

Earth Systems Southern California
1731-A Walter Street, Ventura, California 93003
PHONE: (805) 642-6727 FAX: (805) 642-1325

BORING NO: B-4
PROJECT NAME: 1250 S. Oxnard Boulevard
PROJECT NUMBER: VT-25097-02
BORING LOCATION: Per Plan

DRILLING DATE: November 11, 2015
DRILL RIG: Mobile B-61
DRILLING METHOD: 6.0" Hollow Stem Auger
LOGGED BY: SC

Vertical Depth	Sample Type: Bulk	Sample Type: SPT	Sample Type: Mod. Calif.	PENETRATION RESISTANCE (BLOWS/6"	SYMBOL	USCS CLASS	UNIT DRY WT. (pcf)	MOISTURE CONTENT (%)	DESCRIPTION OF UNITS
0									1.0" Asphalt. 5.0" Base Material.
			■	4/6/8		SP	97.1	2.2	**ALLUVIUM:** Yellowish brown sand; fine to medium grained; loose; dry to damp.
5			■	3/10/14		SP	102.2	3.5	**ALLUVIUM:** Yellowish brown sand; gravel lenses; medium dense; damp.
		▼	■	8/17/22			107.8	4.4	
10			■	26/13/18		SW	128.2	9.7	**ALLUVIUM:** Dark gray sand; well graded; gravel; medium dense; wet.
15		■		9/12/11					Same as above.
									Total Depth: 16.5 feet.
									Groundwater Depth: 10.0 feet.
20									
25									
30									
35									

Note: The stratification lines shown represent the approximate boundaries between soil and/or rock types and the transitions may be gradual.

Earth Systems Southern California
1731-A Walter Street, Ventura, California 93003
PHONE: (805) 642-6727 FAX: (805) 642-1325

BORING NO: B-5
PROJECT NAME: 1250 S. Oxnard Boulevard
PROJECT NUMBER: VT-25097-02
BORING LOCATION: Per Plan

DRILLING DATE: November 11, 2015
DRILL RIG: Mobile B-61
DRILLING METHOD: 6.0" Hollow Stem Auger
LOGGED BY: SC

Vertical Depth	Sample Type: Bulk	Sample Type: SPT	Sample Type: Mod. Calif.	PENETRATION RESISTANCE (BLOWS/6"	SYMBOL	USCS CLASS	UNIT DRY WT. (pcf)	MOISTURE CONTENT (%)	DESCRIPTION OF UNITS
0									1.0" Asphalt.
				4/6/9		SP	96.8	1.9	**ALLUVIUM:** Yellowish brown sand; fine grained; loose; dry to damp.
5				5/6/9		SP	95.2	3.7	**ALLUVIUM:** Yellowish brown sand; minor silt; fine grained; iron staining; loose; damp.
				10/18/21		SW	114.4	4.3	**ALLUVIUM:** Yellowish brown sand; well graded with gravel up to 2.0" in diameter; medium dense; damp.
10				5/8/8		SW			**ALLUVIUM:** Gray sand; fine to medium grained; medium dense; wet.
15				5/15/20					Same as above, dense.
20									Total Depth: 16.5 feet. Groundwater Depth: 10.0 feet.
25									
30									
35									

Note: The stratification lines shown represent the approximate boundaries between soil and/or rock types and the transitions may be gradual.

Earth Systems Southern California
1731-A Walter Street, Ventura, California 93003
PHONE: (805) 642-6727 FAX: (805) 642-1325

BORING NO: B-6
PROJECT NAME: 1250 S. Oxnard Boulevard
PROJECT NUMBER: VT-25097-02
BORING LOCATION: Per Plan

DRILLING DATE: November 11, 2015
DRILL RIG: Mobile B-61
DRILLING METHOD: 6.0" Hollow Stem Auger
LOGGED BY: SC

Vertical Depth	Sample Type: Bulk	Sample Type: SPT	Sample Type: Mod. Calif.	PENETRATION RESISTANCE (BLOWS/6"	SYMBOL	USCS CLASS	UNIT DRY WT. (pcf)	MOISTURE CONTENT (%)	DESCRIPTION OF UNITS
0									1.0" Asphalt, 5.0" Base Material.
			■	3/4/6		SM	89.8	5.3	**ALLUVIUM:** Yellowish brown silty sand; fine grained; loose; dry to damp.
5			■	3/4/7		SM		1.6	
			■	4/8/10		SP	102.4	3.2	**ALLUVIUM:** Yellowish brown sand; fine to medium grained; minor gravel; medium dense; damp.
10		■	▼	6/9/10					
									ALLUVIUM: Gray sand; fine to medium grained; gravel; medium dense; wet.
15		■		5/15/20		SP			
20									Total Depth: 16.5 feet. Groundwater Depth: 11.5 feet.
25									
30									
35									

Note: The stratification lines shown represent the approximate boundaries between soil and/or rock types and the transitions may be gradual.

Earth Systems Southern California
1731-A Walter Street, Ventura, California 93003
PHONE: (805) 642-6727 FAX: (805) 642-1325

BORING NO: B-8
PROJECT NAME: 1250 S. Oxnard Boulevard
PROJECT NUMBER: VT-25097-02
BORING LOCATION: Per Plan

DRILLING DATE: November 11, 2015
DRILL RIG: Mobile B-61
DRILLING METHOD: 6.0" Hollow Stem Auger
LOGGED BY: ML

Vertical Depth	Sample Type: Bulk	Sample Type: SPT	Sample Type: Mod. Calif.	PENETRATION RESISTANCE (BLOWS/6")	SYMBOL	USCS CLASS	UNIT DRY WT. (pcf)	MOISTURE CONTENT (%)	DESCRIPTION OF UNITS
0									1.0" Asphalt.
			■	17/9/7		SM	83.2	8.9	**ALLUVIUM:** Yellowish brown silty sand; fine grained; medium dense; dry to damp.
5			■	19/15/17		SP	103.6	1.9	**ALLUVIUM:** Yellowish brown sand; fine grained; medium dense; dry to damp.
			■	2/8/14		SP	112.0	3.3	
10	▼	■		8/11/12					Same as above; wet.
15		■		5/10/15		SP			**ALLUVIUM:** Gray fine to medium grained sand; medium dense; wet.
									Total Depth: 16.5 feet.
									Groundwater Depth: 11.0 feet.
20									
25									
30									
35									

Note: The stratification lines shown represent the approximate boundaries between soil and/or rock types and the transitions may be gradual.

Earth Systems Southern California
1731-A Walter Street, Ventura, California 93003
PHONE: (805) 642-6727 FAX: (805) 642-1325

BORING NO: B-9
PROJECT NAME: 1250 S. Oxnard Boulevard
PROJECT NUMBER: VT-25097-02
BORING LOCATION: Per Plan

DRILLING DATE: November 11, 2015
DRILL RIG: Mobile B-61
DRILLING METHOD: 6.0" Hollow Stem Auger
LOGGED BY: ML

Vertical Depth	Sample Type: Bulk	Sample Type: SPT	Sample Type: Mod. Calif.	PENETRATION RESISTANCE (BLOWS/6"	SYMBOL	USCS CLASS	UNIT DRY WT. (pcf)	MOISTURE CONTENT (%)	DESCRIPTION OF UNITS
0									1.0" Asphalt.
			■	3/4/5		SM	92.6	4.4	**ALLUVIUM:** Yellowish brown silty sand; fine grained; gravels; loose; dry to damp.
5			■	3/9/11		SP	99.3	2.4	**ALLUVIUM:** Yellowish brown sand; fine to medium grained; iron staining; minor gravel; medium dense; damp.
			■	7/14/16		SP		3.0	
10	▼	■		6/8/10					**ALLUVIUM:** Gray sand; medium grained; minor gravel; medium dense; wet.
15		■		3/5/7		SP			Same as above.
20									Total Depth: 16.5 feet. Groundwater Depth: 11.0 feet.
25									
30									
35									

Note: The stratification lines shown represent the approximate boundaries between soil and/or rock types and the transitions may be gradual.

Earth Systems Southern California
1731-A Walter Street, Ventura, California 93003
PHONE: (805) 642-6727 FAX: (805) 642-1325

BORING NO: B-10
PROJECT NAME: 1250 S. Oxnard Boulevard
PROJECT NUMBER: VT-25097-02
BORING LOCATION: Per Plan

DRILLING DATE: November 12, 2015
DRILL RIG: Mobile B-61
DRILLING METHOD: 6.0" Hollow Stem Auger
LOGGED BY: ML

Vertical Depth	Sample Type: Bulk	Sample Type: SPT	Sample Type: Mod. Calif.	PENETRATION RESISTANCE (BLOWS/6"	SYMBOL	USCS CLASS	UNIT DRY WT. (pcf)	MOISTURE CONTENT (%)	DESCRIPTION OF UNITS
0	X		■	9/9/8		SM	95.9	9.7	1.0" Asphalt. **ALLUVIUM:** Yellowish brown silty sand; fine grained; medium dense; dry to damp.
5			■	3/4/5		SP	89.6	5.8	**ALLUVIUM:** Yellowish brown sand; fine to medium grained; minor gravel; loose; damp.
			■	4/7/13		SP	103.0	3.2	Becomes medium dense.
10	▼	■		5/10/11		SP			**ALLUVIUM:** Gray sand; medium grained; minor gravel; medium dense; wet.
15		■		2/4/6		SP			Same as above; minor silt lense; wet.
20									Total Depth: 16.5 feet. Groundwater Depth: 11.0 feet.
25									
30									
35									

Note: The stratification lines shown represent the approximate boundaries between soil and/or rock types and the transitions may be gradual.

Earth Systems Southern California
1731-A Walter Street, Ventura, California 93003
PHONE: (805) 642-6727 FAX: (805) 642-1325

BORING NO: B-11
PROJECT NAME: 1250 S. Oxnard Boulevard
PROJECT NUMBER: VT-25097-02
BORING LOCATION: Per Plan

DRILLING DATE: November 12, 2015
DRILL RIG: Mobile B-61
DRILLING METHOD: Mud Rotary
LOGGED BY: ML

Vertical Depth	Sample Type: Bulk	Sample Type: SPT	Sample Type: Mod. Calif.	PENETRATION RESISTANCE (BLOWS/6")	SYMBOL	USCS CLASS	UNIT DRY WT. (pcf)	MOISTURE CONTENT (%)	DESCRIPTION OF UNITS
0									1.0" Asphalt.
			■	13/17/19		SM	107.6	11.2	**ALLUVIUM:** Yellowish brown silty sand; fine grained; medium dense to loose; minor gravel; dry to damp.
5			■	5/6/9		SM	97.4	19.8	
			■	6/16/25		SP	107.5	15.9	**ALLUVIUM:** Yellowish brown sand; fine to medium grained; minor gravel; medium dense; damp.
10	▼	■		6/11/12		SP			
15		■		7/12/11		SW			**ALLUVIUM:** Dark gray sand; well graded; gravel; minor silt; medium dense; wet.
20		■		8/12/14		GM			**ALLUVIUM:** Dark gray silty gravel with sand; medium dense; wet.
25		■		3/5/3		GM		14.6	Same as above; loose.
30		■		1/1/3		CL		29.3	**ALLUVIUM:** Dark gray to black silty clay; soft; wet.
35		■		8/12/15		SM			**ALLUVIUM:** Pale gray silty sand; medium dense; wet.

Note: The stratification lines shown represent the approximate boundaries between soil and/or rock types and the transitions may be gradual.

Earth Systems Southern California
1731-A Walter Street, Ventura, California 93003
PHONE: (805) 642-6727 FAX: (805) 642-1325

BORING NO: B-11 (Continued)
PROJECT NAME: 1250 S. Oxnard Boulevard
PROJECT NUMBER: VT-25097-02
BORING LOCATION: Per Plan

DRILLING DATE: November 12, 2015
DRILL RIG: Mobile B-61
DRILLING METHOD: Mud Rotary
LOGGED BY: ML

Vertical Depth	Sample Type: Bulk	Sample Type: SPT	Sample Type: Mod. Calif.	PENETRATION RESISTANCE (BLOWS/6")	SYMBOL	USCS CLASS	UNIT DRY WT. (pcf)	MOISTURE CONTENT (%)	DESCRIPTION OF UNITS
40		■		10/7/11		SM			**ALLUVIUM:** Dark gray to black silty sand with clayey silt lenses; medium dense; wet.
45		■		14/16/17		SM			**ALLUVIUM:** Dark gray silty sand; fine grained; dense; wet.
50		■		16/25/25		SM			As above with gravels.
55									Total Depth: 51.5 feet Groundwater Depth: 11.5 feet.
60									
65									
70									
75									

Note: The stratification lines shown represent the approximate boundaries between soil and/or rock types and the transitions may be gradual.

Earth Systems Southern California
1731-A Walter Street, Ventura, California 93003
PHONE: (805) 642-6727 FAX: (805) 642-1325

BORING NO: B-12
PROJECT NAME: 1250 S. Oxnard Boulevard
PROJECT NUMBER: VT-25097-02
BORING LOCATION: Per Plan

DRILLING DATE: November 12, 2015
DRILL RIG: Mobile B-61
DRILLING METHOD: Mud Rotary
LOGGED BY: ML

Vertical Depth	Sample Type: Bulk	Sample Type: SPT	Sample Type: Mod. Calif.	PENETRATION RESISTANCE (BLOWS/6")	SYMBOL	USCS CLASS	UNIT DRY WT. (pcf)	MOISTURE CONTENT (%)	DESCRIPTION OF UNITS
0									1.0" Asphalt.
			■	3/6/7		SM	90.7	21.1	**ALLUVIUM:** Yellowish brown silty sand; fine grained; loose; moist.
5			■	7/11/19		SP	101.8	10.0	**ALLUVIUM:** Yellowish brown sand; fine to medium grained; minor gravel; medium dense; damp.
			■	11/20/27		SP	127.3	8.7	
10	▼	■		10/14/16		SP			**ALLUVIUM:** Yellowish brown sand; fine to medium grained; minor gravel; minor silt; medium dense; damp.
15		■		5/9/8		SP			**ALLUVIUM:** Gray sand; fine to medium grained; coarse gravel lense; medium dense; damp.
20		■		3/3/6		SM			**ALLUVIUM:** Dark gray silty sand with clayey silt lenses; loose; damp.
25		■		9/11/5		SM			Same as above; minor gravel; minor shell fragments.
30		■		2/3/4					No recovery.
35									Total Depth: 31.5 feet. Groundwater Depth: 11.0 feet.

Note: The stratification lines shown represent the approximate boundaries between soil and/or rock types and the transitions may be gradual.

Modified California Split Barrel Sampler

Modified California Split Barrel Sampler - No Recovery

Standard Penetration Test (SPT) Sampler

Standard Penetration Test (SPT) Sampler - No Recovery

Perched Water Level

Water Level First Encountered

Water Level After Drilling

Pocket Penetrometer (tsf)

Vane Shear (ksf)

1. The approximate locations of borings were determined by sighting and pacing from nearby prominent topographic or cultural features. Borehole elevations were estimated by interpolating between available plan contour intervals. The location and elevation of each boring should be considered accurate only to the degree implied by this method.

2. Stratification lines represent the approximate boundary between soil and/or rock types. The transition between statigraphic units may be gradual.

3. Water level readings taken in boreholes are approximate and apply only to the time and date of drilling. Fluctuations in the level of groundwater from the time of initial measurement may occur due to variations in rainfall, tides, barometric pressure, temperature, or other factors.

Earth Systems So. Calif.

1731-A Walter Street, Ventura, California 93003
PH: (805) 642-6727 FAX: (805) 642-1325

Symbols Commonly Used on Boring Logs

MAJOR DIVISIONS			GRAPH SYMBOL	LETTER SYMBOL	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS	GRAVEL AND GRAVELLY SOILS	CLEAN GRAVELS (LITTLE OR NO FINES)		G W	WELL-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
				G P	POORLY-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
	MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		G M	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES
				G C	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES
MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	SAND AND SANDY SOILS	CLEAN SAND (LITTLE OR NO FINES)		S W	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
				S P	POORLY-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
	MORE THAN 50% OF COARSE FRACTION PASSING ON NO. 4 SIEVE	SAND WITH FINES (APPRECIABLE AMOUNT OF FINES)		S M	SILTY SANDS, SAND-SILT MIXTURES
				S C	CLAYEY SANDS, SAND-CLAY MIXTURES
FINE GRAINED SOILS	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		M L	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
				C L	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				O L	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		M H	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
				C H	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
				O H	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS				P T	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS.

Earth Systems So. Calif.

1731-A Walter Street, Ventura, California 93003
PH: (805) 642-6727 FAX: (805) 642-1325

Unified Soil Classification System (USCS)

TABULATED LABORATORY TEST RESULTS

REMOLDED SAMPLE

BORING AND DEPTH	B-10 @ 0-5'
USCS	SM
MAXIMUM DENSITY (pcf)	126.0
OPTIMUM MOISTURE (%)	9.5
COHESION (psf)	440* 110**
ANGLE OF INTERNAL FRICTION	29° 30°**
EXPANSION INDEX	0
pH	8.2
SOLUBLE CHLORIDES (mg/Kg)	15.0
RESISTIVITY (OHMs-cm)	1,500
SOLUBLE SULFATES (mg/Kg)	760

* = Peak Strength Parameters

** = Ultimate Strength Parameters

BORING AND DEPTH	B-11 @ 25'	B-11 @ 30'
USCS	GM	CL
IN-PLACE MOISTURE (%)	14.6	29.3
LIQUID LIMIT	--	33
PLASTIC LIMIT	--	15
PLASTICITY INDEX	--	18
GRAIN SIZE DISTRIBUTION (%)		
GRAVEL	59.7	0.0
SAND	16.8	36.8
SILT	16.5	32.6
CLAY (2ym to 5ym)	2.8	6.5
CLAY (≤2ym)	4.2	24.1

PERCENT SATURATION CALCULATIONS
DEGREE OF SATURATION CALCULATIONS

SG= 2.65

Boring/Test Pit Depth	Moist Unit Weight (pcf)	Dry Unit Weight (pcf)	Moisture Content (%)	Degree of Saturation (%)
B-2 @ 2'	115.6	112.3	2.9	16
B-2 @ 5'	104.2	99.1	5.1	20
B-2 @ 10'	131.6	115.1	14.3	87
B-3 @ 2'	102.4	94.9	7.9	28
B-3 @ 5'	98.8	95.8	3.1	11
B-3 @ 7.5'	116.4	107.2	8.6	42
B-4 @ 2'	99.2	97.1	2.2	8
B-4 @ 5'	105.8	102.2	3.5	15
B-4 @ 7.5'	112.5	107.8	4.4	22
B-4 @ 10'	140.6	128.2	9.7	89
B-5 @ 2'	98.6	96.8	1.9	7
B-5 @ 5'	98.7	95.2	3.7	13
B-5 @ 7.5'	116.2	111.4	4.3	24
B-6 @ 2'	94.6	89.8	5.3	17
B-6 @ 7.5'	105.7	102.4	3.2	14
B-7 @ 2'	98.3	91.2	7.8	25
B-7 @ 5'	91.5	83.6	9.4	25
B-7 @ 7.5'	99.9	98.2	1.7	7
B-8 @ 2'	90.6	83.2	8.9	24
B-8 @ 5'	105.6	103.6	1.9	8
B-8 @ 7.5'	115.7	112.0	3.3	18
B-9 @ 2'	96.7	92.6	4.4	15
B-9 @ 5'	101.7	99.3	2.4	10
B-10 @ 2'	105.2	95.9	9.7	35
B-10 @ 5'	94.8	89.6	5.8	18
B-10 @ 7.5'	106.3	103.0	3.2	14

File Number: VT-25097-02 Lab Number: 096954

MAXIMUM DENSITY / OPTIMUM MOISTURE

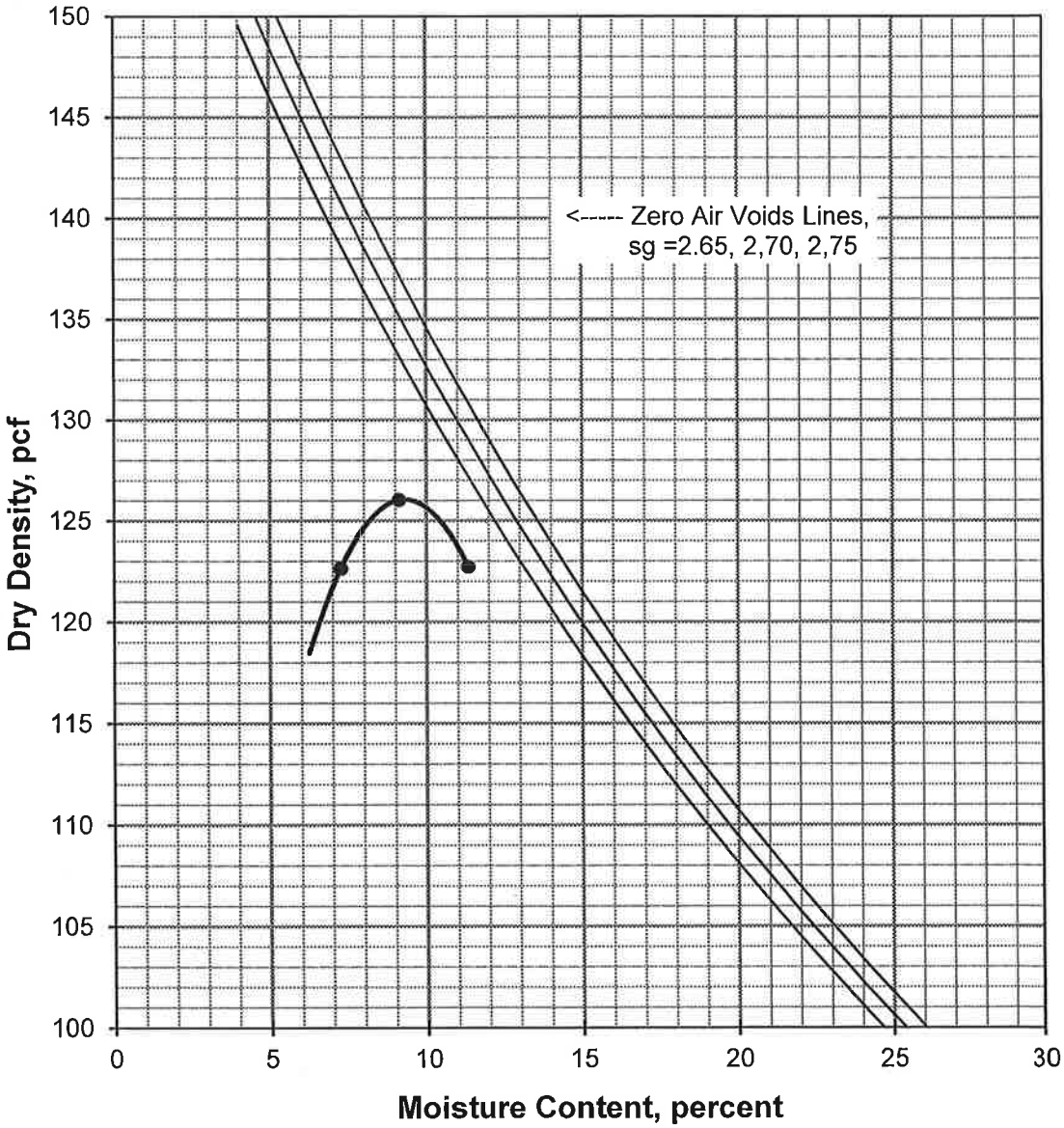
ASTM D 1557-07 (Modified)

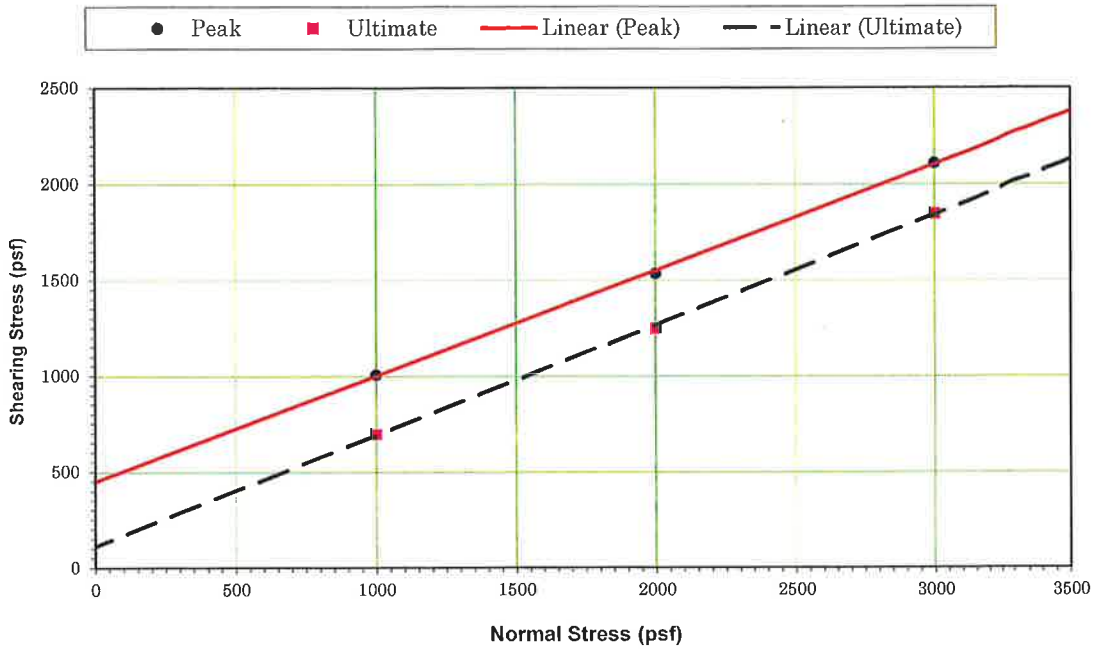
Job Name: 1250 S. Oxnard Blvd.
Sample ID: B 10 @ 0-5'
Location:
Description: Dark Brown Silty Sand

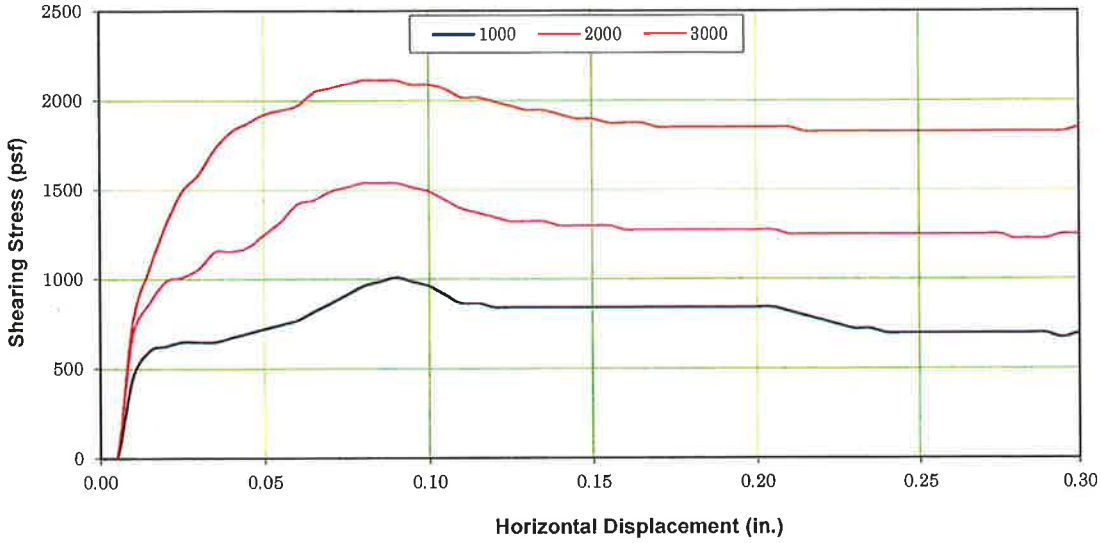
Procedure Used: A
Prep. Method: Moist
Rammer Type: Automatic

Maximum Density: **126 pcf**
Optimum Moisture: **9.5%**

Sieve Size	% Retained
3/4"	0.0
3/8"	0.0
#4	4.3







DIRECT SHEAR DATA*

Sample Location: B 10 @ 0-5'
Sample Description: Silty Sand
Dry Density (pcf): 112.7
Intial % Moisture: 9.5
Average Degree of Saturation: 91.6
Shear Rate (in/min): 0.015 in/min

Normal stress (psf)	1000	2000	3000
Peak stress (psf)	1008	1536	2112
Ultimate stress (psf)	696	1248	1848

	Peak	Ultimate
ϕ Angle of Friction (degrees):	29	30
c Cohesive Strength (psf):	440	110

Test Type: Peak & Ultimate

* Test Method: ASTM D-3080

DIRECT SHEAR TEST

1250 S Oxnard Boulevard

Earth Systems Southern California

12/9/2015 | VT-25097-02

File No.: VT-25097-02 December 2, 2015

EXPANSION INDEX

ASTM D-4829, UBC 18-2

Job Name: 1250 S. Oxnard Boulevard
Sample ID: B 10 @ 0-5'
Soil Description: SM

Initial Moisture, %:	9.0
Initial Compacted Dry Density, pcf:	114.2
Initial Saturation, %:	51
Final Moisture, %:	16.0
Volumetric Swell, %:	0.0
Expansion Index:	**0** **Very Low**

EI	UBC Classification
0-20	Very Low
21-50	Low
51-90	Medium
91-130	High
130+	Very High

CERTIFICATE OF ANALYSIS

Client: Earth Systems Southern California
CAS LAB NO: 152814-01
Sample ID: B10@0-5'
Analyst: GP

Date Sampled: 11/17/15
Date Received: 11/19/15
Sample Matrix: Soil

WET CHEMISTRY ANALYSIS SUMMARY

COMPOUND	RESULTS	UNITS	DF	PQL	METHOD	ANALYZED
pH (Corrosivity)	8.2	S.U.	1	---	9045	11/20/15
Resistivity*	1500	Ohms-cm	1	---	SM 120.1M	11/20/15
Chloride	15	mg/Kg	1	0.9	300.0M	11/21/15
Sulfate	760	mg/Kg	1	0.3	300.0M	11/21/15

*Sample was extracted using a 1:3 ratio of soil and DI water.
DF: Dilution Factor

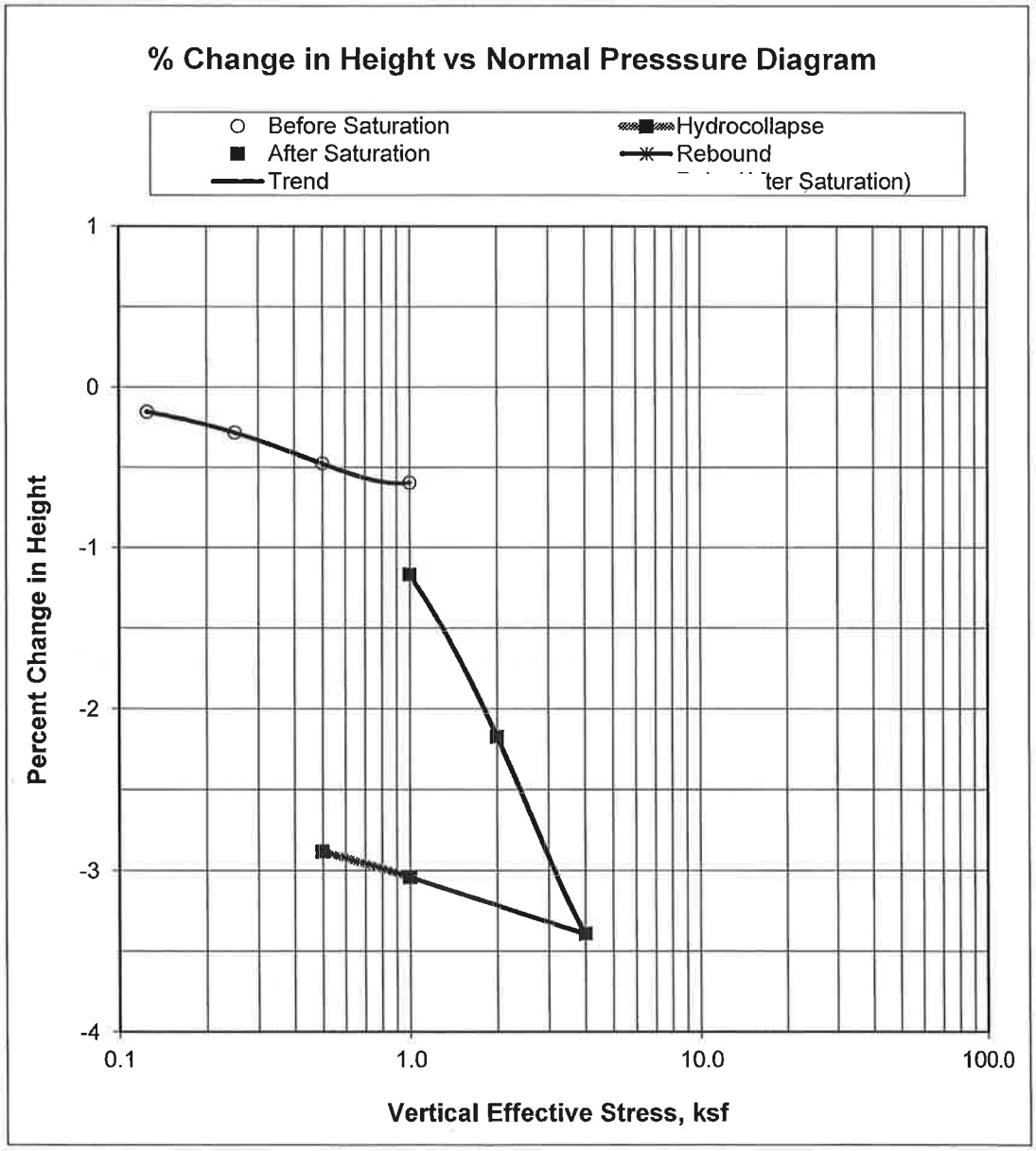
DF: Dilution Factor
PQL: Practical Quantitation Limit
BQL: Below Quantitation Limit
mg/Kg: Milligrams/Kilograms(ppm)

CONSOLIDATION TEST

ASTM D 2435-90 & D5333

1250 S Oxnard Boulevard
B 10 @ 5'
SP
Ring Sample

Initial Dry Density: 89.6 pcf
Initial Moisture, %: 5.8%
Specific Gravity: 2.67 (assumed
Initial Void Ratio: 0.860



MECHANICAL ANALYSIS

CTM 203-08

Job Name: 1250 S. Oxnard Boulevard
Job No.: VT-25097-02
Sample ID: B 11 @ 25'
Soil Description: GW/GM

Hydroscopic Moisture

Air Dry Wt, g:	100.0
Oven Dry Wt, g	100.0
% Moisture:	0.0

Air Dry Sample Wt., g:	140
Corrected Wt., g:	140.0

Sieve Analysis for +#10 Material

Sieve Size	Wt Ret	% Ret	% Passing
1/2 inch	66.2	47.29	52.71
3/8 inch	74.2	53.00	47.00
#4	83.6	59.71	40.29
#8	85.7	61.21	38.79
#10	87.0	62.14	37.86

Air Dry Hydro Sample Wt., g:	52.8
Corrected Wt., g:	52.8
Calculation Factor	1.3946

Hydrometer Analysis for <#10 Material

Start time: 3:23:00 AM

Short Hydro	Time of Reading	Hydro Reading	Temp. at Reading, °C	Correction Factor	Corrected Hydro Reading
20 sec	3:23:20 AM	37	16	4.2	32.8
1 hour	4:23:00 AM	14	16	4.2	9.8
6 hour	9:23:00 AM	10	16	4.2	5.8

% Gravel:	59.7
% Sand(2mm - 74µm):	16.8
% Silt(74µm- 5µm):	16.5
% Clay(5µm - 2µm):	2.8
% Clay(≤2µm):	4.2

MECHANICAL ANALYSIS

CTM 203-08

Job Name: 1250 S. Oxnard Boulevard
Job No.: VT-25097-02
Sample ID: **B 11 @ 30'**
Soil Description: **SM**

Hydroscopic Moisture

Air Dry Wt, g:	100.0
Oven Dry Wt, g	100.0
% Moisture:	0.0

Air Dry Sample Wt., g:	775.5
Corrected Wt., g:	775.5

Sieve Analysis for +#10 Material

Sieve Size	Wt Ret	% Ret	% Passing
1/2 inch	0.0	0.00	100.00
3/8 inch	0.0	0.00	100.00
#4	0.2	0.03	99.97
#8	1.1	0.14	99.86
#10	1.3	0.17	99.83

Air Dry Hydro Sample Wt., g:	61.3
Corrected Wt., g:	61.3
Calculation Factor	0.6140

Hydrometer Analysis for <#10 Material

Start time: 3:26:00 AM

Short Hydro	Time of Reading	Hydro Reading	Temp. at Reading, °C	Correction Factor	Corrected Hydro Reading
20 sec	3:26:20 AM	43	16	4.2	38.8
1 hour	4:26:00 AM	23	16	4.2	18.8
6 hour	9:26:00 AM	19	16	4.2	14.8

% Gravel:	0.0
% Sand(2mm - 74µm):	36.8
% Silt(74µm- 5µm):	32.6
% Clay(5µm - 2µm):	6.5
% Clay(≤2µm):	24.1

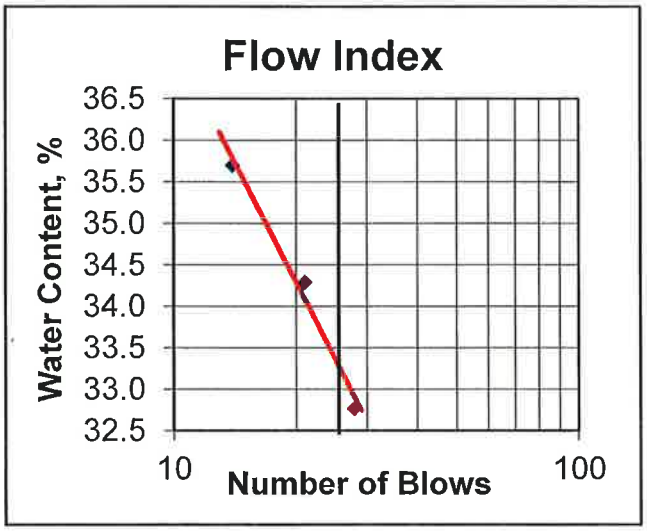
File No.: VT-25097-02 December 2, 2015

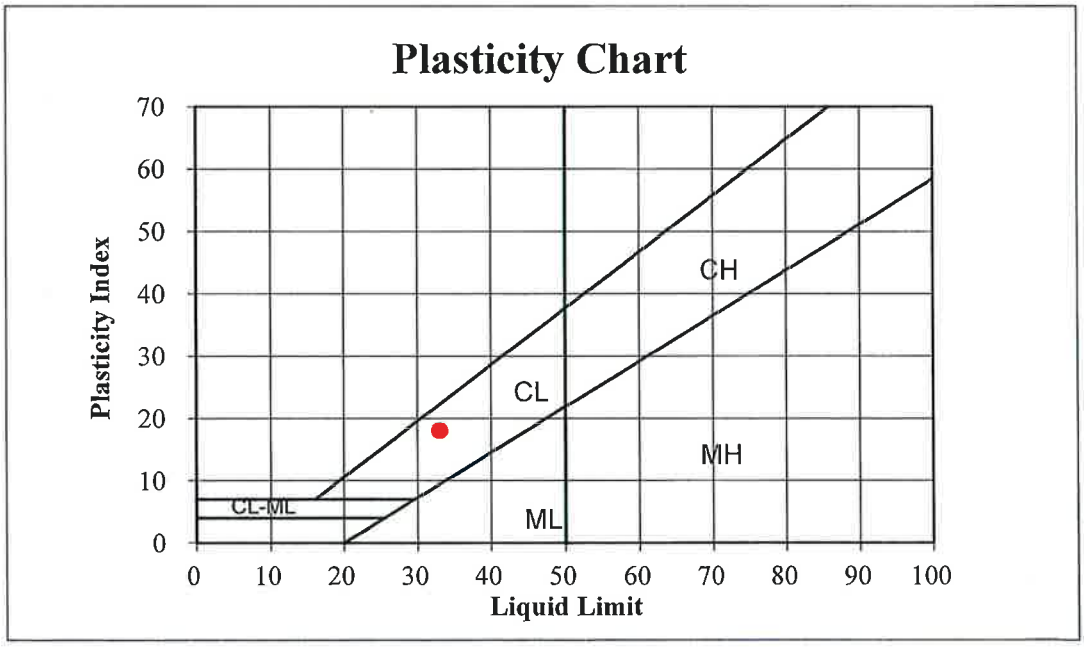
PLASTICITY INDEX

ASTM D-4318

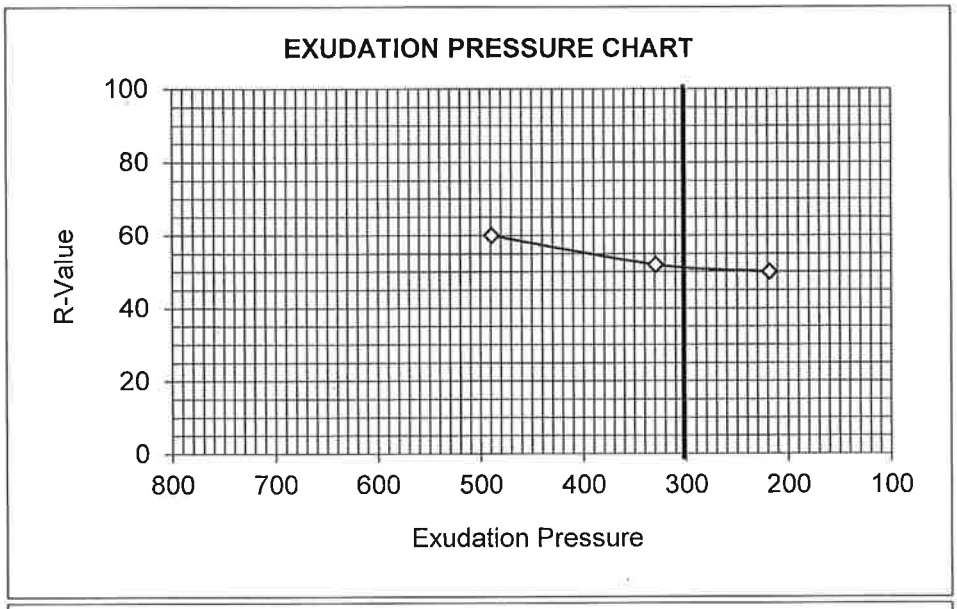
Job Name: 1250 S. Oxnard Boulevard
Sample ID: B 11 @ 30'
Soil Description: ML/CL

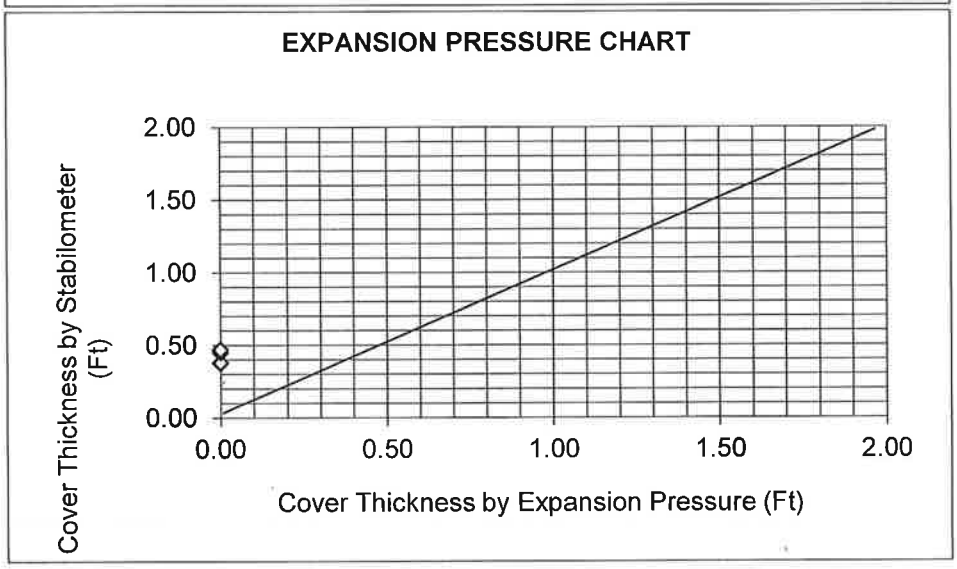
DATA SUMMARY				TEST RESULTS	
Number of Blows:	14	21	28	**LIQUID LIMIT**	**33**
Water Content, %	35.7	34.3	32.8	**PLASTIC LIMIT**	**15**
Plastic Limit:	14.8	14.5		**PLASTICITY INDEX**	**18**





November 30, 2015





JOB NAME: 1250 Oxnard Boulevard
SAMPLE I. D.: B5@0-5
SOIL DESCRIPTION: Slighlty Silty Fine to Medium Sand (SM/SP)

SPECIMEN NUMBER	A	B	C
EXUDATION PRESSURE	489	329	218
RESISTANCE VALUE	60	52	50
EXPANSION DIAL(0.0001")	0	0	0
EXPANSION PRESSURE (PSF)	0.0	0.0	0.0
% MOISTURE AT TEST	10.6	11.1	11.7
DRY DENSITY AT TEST	120.9	120.4	119.8

R-VALUE @ 300 PSI EXUDATION	**51**
R-VALUE by Expansion Pressure*	**100**

**Based on a Traffic Index of 5.0 and a Gravel Factor of 1.70*

TABLE 1809.7
PRESCRIPTIVE FOOTINGS FOR SUPPORTING WALLS OF LIGHT FRAME CONSTRUCTION*

WEIGHTED EXPANSION INDEX (13)	FOUNDATION FOR SLAB & RAISED FLOOR SYSTEM (4) (8)							CONCRETE SLABS (8) (12)		PREMOISTENING OF SOILS UNDER FOOTINGS, PIERS AND SLABS (4) (5)	RESTRICTION ON PIERS UNDER RAISED FLOORS
	NUMBER OF STORIES	STEM THICKNESS	FOOTING WIDTH	FOOTING THICKNESS	ALL PERIMETER FOOTINGS (5)	INTERIOR FOOTINGS FOR SLAB AND RAISED FLOORS (5)	REINFORCEMENT FOR CONTINUOUS FOUNDATIONS (2) (6)	3-1/2" MINIMUM THICKNESS			
					DEPTH BELOW NATURAL SURFACE OF GROUND AND FINISH GRADE			REINFORCEMENT (3)	TOTAL THICKNESS OF SAND (10)		
		(INCHES)									
0 - 20 Very Low (non-expansive)	1 2 3	6 8 10	12 15 18	6 6 8	12 18 24	12 18 24	1-#4 top and bottom	#4 @ 48" o.c. each way, or #3 @ 36" o.c. each way	2"	Moistening of ground recommended prior to placing concrete	Piers allowed for single floor loads only
21-50 Low	1 2 3	6 8 10	12 15 18	6 6 8	15 18 24	12 18 24	1-#4 top and bottom	#4 @ 48" o.c. each way, or #3 @ 36" o.c. each way	4"	120% of optimum moisture required to a depth of 21" below lowest adjacent grade. Testing required.	Piers allowed for single floor loads only
51-90 Medium	1 2	6 8	12 15	6 6	21 21	12 18	1-#4 top and bottom	#3 @ 24" o.c. each way	4"	130% of optimum moisture required to a depth of 27" below lowest adjacent grade. Testing required	Piers not allowed
	3	10	18	8	24	24	#3 bars @ 24" in ext. footing Bend 3' into slab (7)				
91-130 High	1 2	6 8	12 15	6 6	27 27	12 18	2-#4 Top and Bottom	#3 @ 24" o.c. each way	4"	140% of optimum moisture required to a depth of 33" below lowest adjacent grade. Testing required.	Piers not allowed
	3	10	18	8	27	24	#3 bars @ 24" in ext. footing Bend 3' into slab (7)				
Above 130 Very High	Special design by licensed engineer/architect										

*Refer to next page for footnotes (1) through (14).

FOOTNOTES TO TABLE 1809.7

1. Premoistening is required where specified in Table 1809.7 in order to achieve maximum and uniform expansion of the soil prior to construction and thus limit structural distress caused by uneven expansion and shrinkage. Other systems which do not include premoistening may be approved by the Building Official when such alternatives are shown to provide equivalent safeguards against the adverse effects of expansive soil.

2. Reinforcement for continuous foundations shall be placed not less than 3" above the bottom of the footing and not less than 3" below the top of the stem.

3. Reinforcement shall be placed at mid-depth of slab.

4. After premoistening, the specified moisture content of soils shall be maintained until concrete is placed. Required moisture content shall be verified by an approved testing laboratory not more than 24 hours prior to placement of concrete.

5. Crawl spaces under raised floors need not be pre-moistened except under interior footings. Interior footings which are not enclosed by a continuous perimeter foundation system or equivalent concrete or masonry moisture barrier complying with Footnote # 12 of Table 1809.7 shall be designed and constructed as specified for perimeter footings in Table 1809.7.

6. Foundation stem walls which exceed a height of three times the stem thickness above lowest adjacent grade shall be reinforced in accordance with Chapter 21 and Section 1914 in the IBC, or as required by engineering design, whichever is more restrictive.

7. Bent reinforcing bars between exterior footing and slab shall be omitted when floor is designed as an independent, "floating' slab.

8. Where frost conditions or unusual conditions beyond the scope of this table are found, design shall be in accordance with recommendations of a foundation investigation. Concrete slabs shall have a minimum thickness of 4 inches when the expansion index exceeds 50.

9. The ground under a raised floor system may be excavated to the elevation of the top of the perimeter footing, except where otherwise required by engineering design or to mitigate groundwater conditions.

10. GRADE BEAM, GARAGE OPENING. A grade beam not less than 12" x 12" in cross section, or 12" x depth required by Table 1809.7, whichever is deeper, reinforced as specified for continuous foundations in Table 1809.7, shall be provided at garage door openings..

11. Where a post-tensioning slab system is used, the width and depth of the perimeter footings shall meet the requirements of this table.

12. An approved vapor barrier shall be installed below concrete slab-on-grade floors of all residential occupancies in such a manner as to form an effective barrier against the migration of moisture into the slab. When sheet plastic material is employed for this purpose it shall be not less than 6 mils (.006 inch) in thickness. The installation of a vapor barrier shall not impair the effectiveness of required anchor bolts or other structural parts of a building. Foundations at the perimeter of concrete floor slabs shall form a continuous moisture barrier of Portland cement concrete or solid grouted masonry to the depths required by Table 1809.7.

13. When buildings are located on expansive soil having an expansion index greater than 50, gutters, downspouts, piping, and/or other non-erosive devices shall be provided to collect and conduct rainwater to a street, storm drain, or other approved watercourse or disposal area.

14. Fireplace footings shall be reinforced with a horizontal grid located 3" above the bottom of the footing and consisting of not less than No. 4 Bars at 12" on center each way. Vertical chimney reinforcing bars shall be hooked under the grid. Depth of fireplace chimney footings shall be no less than that required by Table 1809.7.

APPENDIX C

2013 CBC & ASCE 7-10 Seismic Parameters
USGS Mapped Value Reports
Fault Parameters

2013 California Building Code (CBC) (ASCE 7-10) Seismic Design Parameters

			CBC Reference	ASCE 7-10 Reference
Seismic Design Category		**E**	Table 1613.5.6	Table 11.6-2
Site Class		**D**	Table 1613.5.2	Table 20.3-1
Latitude:		34.189 N		
Longitude:		-119.174 W		
Maximum Considered Earthquake (MCE) Ground Motion				
Short Period Spectral Reponse	S_S	**2.452 g**	Figure 1613.5	Figure 22-3
1 second Spectral Response	S_1	**0.876 g**	Figure 1613.5	Figure 22.4
Site Coefficient	F_a	1.00	Table 1613.5.3(1)	Table 11.4-1
Site Coefficient	F_v	1.50	Table 1613.5.3(2)	Table 11-4.2
	S_{MS}	2.452 g	$= F_a*S_S$	
	S_{M1}	1.314 g	$= F_v*S_1$	
Design Earthquake Ground Motion				
Short Period Spectral Reponse	S_{DS}	**1.635 g**	$= 2/3*S_{MS}$	
1 second Spectral Response	S_{D1}	**0.876 g**	$= 2/3*S_{M1}$	
	To	0.11 sec	$= 0.2*S_{D1}/S_{DS}$	
	Ts	0.54 sec	$= S_{D1}/S_{DS}$	
Seismic Importance Factor	I	1.00	Table 1604.5	
	F_{PGA}	1.00		

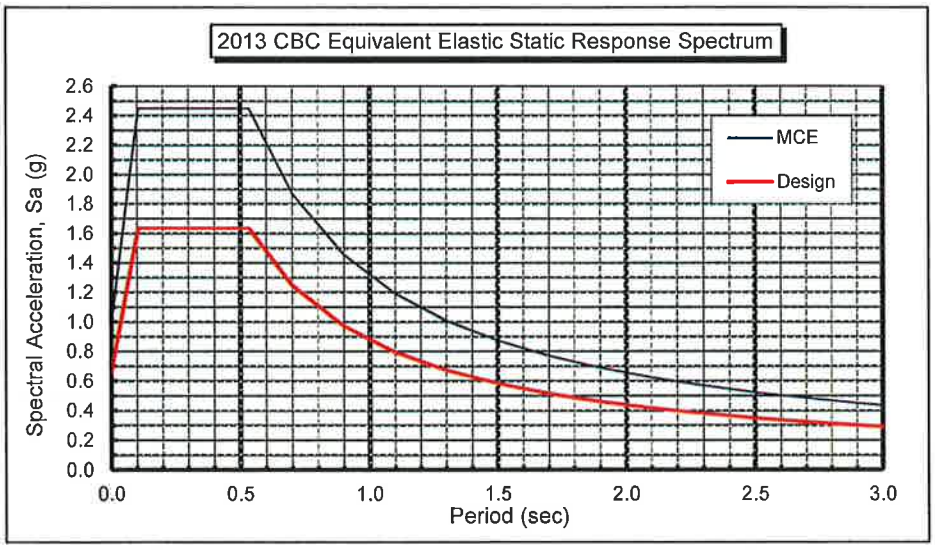


Table 11.5-1

Period T (sec)	Design Sa (g)
0.00	0.654
0.05	1.111
0.11	1.635
0.54	1.635
0.70	1.251
0.90	0.973
1.10	0.796
1.30	0.674
1.50	0.584
1.70	0.515
1.90	0.461
2.10	0.417
2.30	0.381
2.50	0.350
2.70	0.324
2.90	0.302

USGS Design Maps Summary Report

User-Specified Input

Report Title Proposed Multi-Family Housing Complex
Fri November 13, 2015 22:05:59 UTC

Building Code Reference Document ASCE 7-10 Standard
(which utilizes USGS hazard data available in 2008)

Site Coordinates 34.1888°N, 119.1741°W

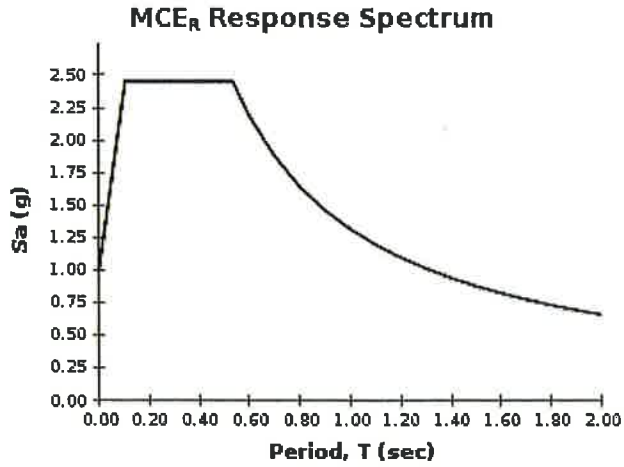
Site Soil Classification Site Class D – "Stiff Soil"

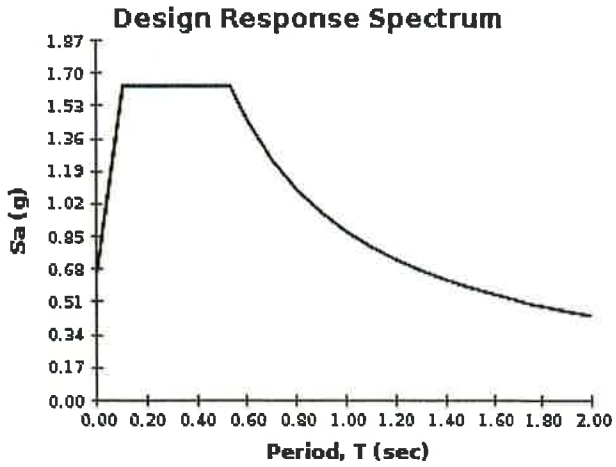
Risk Category I/II/III

USGS-Provided Output

S_S =	2.452 g	S_{MS} =	2.452 g	S_{DS} =	1.634 g
S_1 =	0.876 g	S_{M1} =	1.315 g	S_{D1} =	0.876 g

For information on how the SS and S1 values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please return to the application and select the "2009 NEHRP" building code reference document.





For PGA_M, T_L, C_{RS}, and C_{R1} values, please view the detailed report.

USGS Design Maps Detailed Report

ASCE 7-10 Standard (34.1888°N, 119.1741°W)

Site Class D – "Stiff Soil", Risk Category I/II/III

Section 11.4.1 — Mapped Acceleration Parameters

Note: Ground motion values provided below are for the direction of maximum horizontal spectral response acceleration. They have been converted from corresponding geometric mean ground motions computed by the USGS by applying factors of 1.1 (to obtain S_S) and 1.3 (to obtain S_1). Maps in the 2010 ASCE-7 Standard are provided for Site Class B. Adjustments for other Site Classes are made, as needed, in Section 11.4.3.

From Figure 22-1 [1] S_S = 2.452 g

From Figure 22-2 [2] S_1 = 0.876 g

Section 11.4.2 — Site Class

The authority having jurisdiction (not the USGS), site-specific geotechnical data, and/or the default has classified the site as Site Class D, based on the site soil properties in accordance with Chapter 20.

Table 20.3–1 Site Classification

Site Class	$\bar{v}_s$	$\bar{N}$ or $\bar{N}_{ch}$	$\bar{s}_u$
A. Hard Rock	>5,000 ft/s	N/A	N/A
B. Rock	2,500 to 5,000 ft/s	N/A	N/A
C. Very dense soil and soft rock	1,200 to 2,500 ft/s	>50	>2,000 psf
D. Stiff Soil	600 to 1,200 ft/s	15 to 50	1,000 to 2,000 psf
E. Soft clay soil	<600 ft/s	<15	<1,000 psf
	Any profile with more than 10 ft of soil having the characteristics: • Plasticity index PI > 20, • Moisture content w ≥ 40%, and • Undrained shear strength $\bar{s}_u$ < 500 psf		
F. Soils requiring site response analysis in accordance with Section 21.1	See Section 20.3.1		

For SI: 1ft/s = 0.3048 m/s 1lb/ft² = 0.0479 kN/m²

Section 11.4.3 — Site Coefficients and Risk-Targeted Maximum Considered Earthquake (MCE_R) Spectral Response Acceleration Parameters

Table 11.4-1: Site Coefficient F_a

Site Class	Mapped MCE_R Spectral Response Acceleration Parameter at Short Period				
	$S_S \leq 0.25$	$S_S = 0.50$	$S_S = 0.75$	$S_S = 1.00$	$S_S \geq 1.25$
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.2	1.2	1.1	1.0	1.0
D	1.6	1.4	1.2	1.1	1.0
E	2.5	1.7	1.2	0.9	0.9
F	See Section 11.4.7 of ASCE 7				

Note: Use straight-line interpolation for intermediate values of S_S

For Site Class = D and S_S = 2.452 g, F_a = 1.000

Table 11.4-2: Site Coefficient F_v

Site Class	Mapped MCE_R Spectral Response Acceleration Parameter at 1-s Period				
	$S_1 \leq 0.10$	$S_1 = 0.20$	$S_1 = 0.30$	$S_1 = 0.40$	$S_1 \geq 0.50$
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.7	1.6	1.5	1.4	1.3
D	2.4	2.0	1.8	1.6	1.5
E	3.5	3.2	2.8	2.4	2.4
F	See Section 11.4.7 of ASCE 7				

Note: Use straight-line interpolation for intermediate values of S_1

For Site Class = D and S_1 = 0.876 g, F_v = 1.500

Equation (11.4-1): $S_{MS} = F_a S_S = 1.000 \times 2.452 = 2.452$ g

Equation (11.4-2): $S_{M1} = F_v S_1 = 1.500 \times 0.876 = 1.315$ g

Section 11.4.4 — Design Spectral Acceleration Parameters

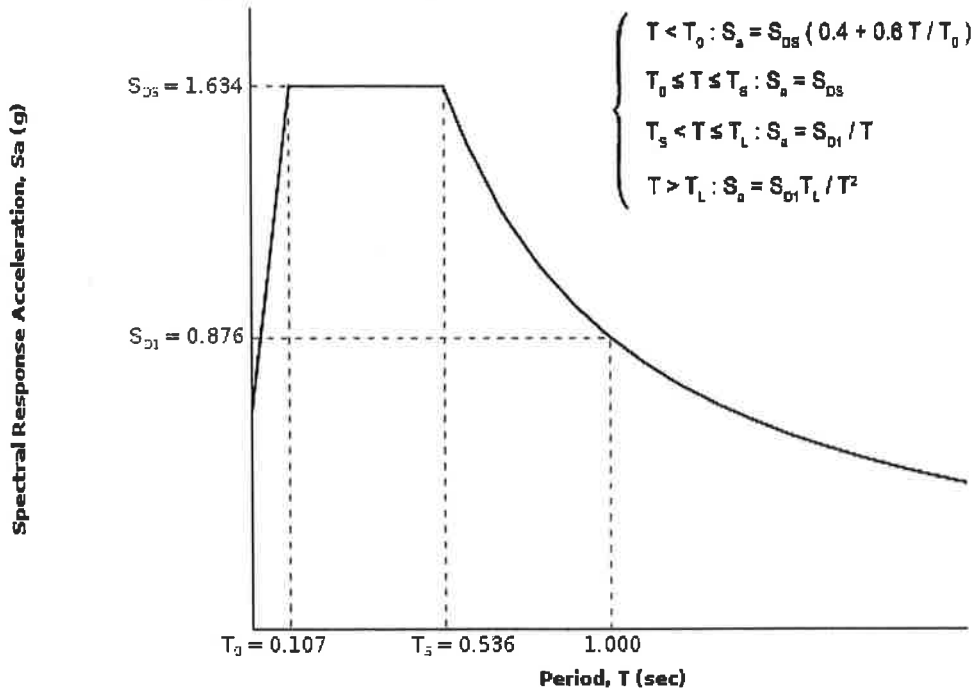
Equation (11.4-3): $S_{DS} = \frac{2}{3} S_{MS} = \frac{2}{3} \times 2.452 = 1.634$ g

Equation (11.4-4): $S_{D1} = \frac{2}{3} S_{M1} = \frac{2}{3} \times 1.315 = 0.876$ g

Section 11.4.5 — Design Response Spectrum

From Figure 22-12 [3] $T_L = 8$ seconds

Figure 11.4-1: Design Response Spectrum



Section 11.8.3 — Additional Geotechnical Investigation Report Requirements for Seismic Design Categories D through F

From Figure 22-7 [4] PGA = 0.944

Equation (11.8-1): $PGA_M = F_{PGA}PGA = 1.000 \times 0.944 = 0.944$ g

Table 11.8-1: Site Coefficient F_{PGA}

Site Class	Mapped MCE Geometric Mean Peak Ground Acceleration, PGA				
	PGA ≤ 0.10	PGA = 0.20	PGA = 0.30	PGA = 0.40	PGA ≥ 0.50
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.2	1.2	1.1	1.0	1.0
D	1.6	1.4	1.2	1.1	1.0
E	2.5	1.7	1.2	0.9	0.9
F	See Section 11.4.7 of ASCE 7				

Note: Use straight-line interpolation for intermediate values of PGA

For Site Class = D and PGA = 0.944 g, F_{PGA} = 1.000

Section 21.2.1.1 — Method 1 (from Chapter 21 - Site-Specific Ground Motion Procedures for Seismic Design)

From Figure 22-17 [5] C_{RS} = 0.920

From Figure 22-18 [6] C_{R1} = 0.922

Section 11.6 — Seismic Design Category

Table 11.6-1 Seismic Design Category Based on Short Period Response Acceleration Parameter

VALUE OF S_{DS}	RISK CATEGORY		
	I or II	III	IV
$S_{DS} < 0.167g$	A	A	A
$0.167g \leq S_{DS} < 0.33g$	B	B	C
$0.33g \leq S_{DS} < 0.50g$	C	C	D
$0.50g \leq S_{DS}$	D	D	D

For Risk Category = I and S_{DS} = 1.634 g, Seismic Design Category = D

Table 11.6-2 Seismic Design Category Based on 1-S Period Response Acceleration Parameter

VALUE OF S_{D1}	RISK CATEGORY		
	I or II	III	IV
$S_{D1} < 0.067g$	A	A	A
$0.067g \leq S_{D1} < 0.133g$	B	B	C
$0.133g \leq S_{D1} < 0.20g$	C	C	D
$0.20g \leq S_{D1}$	D	D	D

For Risk Category = I and S_{D1} = 0.876 g, Seismic Design Category = D

Note: When S_1 is greater than or equal to 0.75g, the Seismic Design Category is **E** for buildings in Risk Categories I, II, and III, and **F** for those in Risk Category IV, irrespective of the above.

Seismic Design Category ≡ "the more severe design category in accordance with Table 11.6-1 or 11.6-2" = E

Note: See Section 11.6 for alternative approaches to calculating Seismic Design Category.

References

1. *Figure 22-1*: http://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-1.pdf
2. *Figure 22-2*: http://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-2.pdf
3. *Figure 22-12*: http://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-12.pdf
4. *Figure 22-7*: http://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-7.pdf
5. *Figure 22-17*: http://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-17.pdf
6. *Figure 22-18*: http://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-18.pdf

Table 1
Fault Parameters

Fault Section Name	Distance (miles)	Distance (km)	Avg Dip Angle (deg.)	Avg Dip Direction (deg.)	Avg Rake (deg.)	Trace Length (km)	Fault Type	Mean Mag	Mean Return Interval (years)	Slip Rate (mm/yr)
Oak Ridge (Onshore)	4.5	7.2	65	159	90	49	B	**7.2**		4
Simi-Santa Rosa	4.7	7.5	60	346	30	39	B	**6.8**		1
Oak Ridge (Offshore)	7.1	11.5	32	180	90	38	B	**6.9**		3
Ventura-Pitas Point	7.6	12.2	64	353	60	44	B	**6.9**		1
Malibu Coast (Extension), alt 1	8.5	13.6	74	4	30	35	B'	**6.5**		
Malibu Coast (Extension), alt 2	8.5	13.6	74	4	30	35	B'	**6.9**		
Channel Islands Thrust	12.3	19.9	20	354	90	59	B	**7.3**		1.5
Red Mountain	12.7	20.5	56	2	90	101	B	**7.4**		2
Anacapa-Dume, alt 1	14.9	23.9	45	354	60	51	B	**7.2**		3
Anacapa-Dume, alt 2	14.9	23.9	41	352	60	65	B	**7.2**		3
Santa Cruz Island	15.0	24.2	90	188	30	69	B	**7.1**		1
Sisar	15.5	25.0	29	168	na	20	B'	**7.0**		
Channel Islands Western Deep Ramp	15.7	25.2	21	204	90	62	B'	**7.3**		
North Channel	16.9	27.2	26	10	90	51	B	**6.7**		1
Malibu Coast, alt 1	16.9	27.2	75	3	30	38	B	**6.6**		0.3
Malibu Coast, alt 2	16.9	27.2	74	3	30	38	B	**6.9**		0.3
San Cayetano	17.3	27.9	42	3	90	42	B	**7.2**		6
Pitas Point (Lower)-Montalvo	17.4	28.0	16	359	90	30	B	**7.3**		2.5
Mission Ridge-Arroyo Parida-Santa Ana	17.8	28.7	70	176	90	69	B	**6.8**		0.4
Shelf (Projection)	19.8	31.9	17	21	na	70	B'	**7.8**		
Santa Cruz Catalina Ridge	22.8	36.7	90	38	na	137	B'	**7.3**		
Santa Ynez (East)	23.5	37.8	70	172	0	68	B	**7.2**		2
Pitas Point (Upper)	24.8	39.8	42	15	90	35	B	**6.8**		1
Santa Susana, alt 1	26.0	41.9	55	9	90	27	B	**6.8**		5
Santa Susana, alt 2	26.2	42.2	53	10	90	43	B'	**6.8**		
Santa Monica Bay	26.3	42.3	20	44	na	17	B'	**7.0**		
Pine Mtn	26.9	43.3	45	5	na	62	B'	**7.3**		
San Pedro Basin	27.5	44.3	88	51	na	69	B'	**7.0**		
Northridge Hills	27.8	44.8	31	19	90	25	B'	**7.0**		
Oak Ridge (Offshore), west extension	29.0	46.7	67	195	na	28	B'	**6.1**		
Del Valle	29.2	47.0	73	195	90	9	B'	**6.3**		
Holser, alt 1	29.6	47.6	58	187	90	20	B	**6.7**		0.4
Holser, alt 2	29.6	47.6	58	182	90	17	B'	**6.7**		
Northridge	30.7	49.4	35	201	90	33	B	**6.8**		1.5
Santa Ynez (West)	33.9	54.6	70	182	0	63	B	**6.9**		2
Compton	34.0	54.6	20	34	90	65	B'	**7.5**		
Pitas Point (Lower, West)	34.5	55.5	13	3	90	35	B	**7.2**		2.5
Big Pine (Central)	34.8	56.0	76	167	na	23	B'	**6.3**		
San Pedro Escarpment	35.0	56.4	17	38	na	27	B'	**7.3**		
Big Pine (West)	35.9	57.8	50	2	na	18	B'	**6.5**		

Reference: USGS OFR 2007-1437 (CGS SP 203) Based on Site Coordinates of 34.1888 Latitude, -119.1741 Longitude

Mean Magnitude for Type A Faults based on 0.1 weight for unsegmented section, 0.9 weight for segmented model (weighted by probability of each scenario with section listed as given on Table 3 of Appendix G in OFR 2007-1437). Mean magntude is average of Ellworths-B and Hanks & Bakun moment area relationship.

LIQUEFY-v 2.3.XLS - A SPREADSHEET FOR EMPIRICAL ANALYSIS OF LIQUEFACTION POTENTIAL AND INDUCED GROUND SUBSIDENCE

Coryright & Developed 2007 by Shelton L. Stringer, PE, GE, PG , EG - Earth Systems Southwest

Project: Multi-Family Housing Complex
Job No: VT-25097-02
Date: 12/10/2015
Boring: B-11 Data Set: 1

Methods: Liquefaction Analysis using 1996 & 1998 NCEER workshop method (Youd & Idriss, editors)
Journal of Geotechnical and Enviromental Engineering (JGEE), October 2001, Vol 127, No. 10, ASCE
Settlement Analysis from Tokimatsu and Seed (1987), JGEE,Vol 113, No.8, ASCE
Modified by Pradel, JGEE, Vol 124, No. 4, ASCE

EARTHQUAKE INFORMATION:

Magnitude:	7.2	7.5
PGA, g:	0.94	0.85
MSF:	1.11	
GWT:	10.0	feet
Calc GWT:	7.5	feet
Remediate to:	0.0	feet

SPT N VALUE CORRECTIONS:

Energy Correction to N60 (C_E):	1.30	Automatic Hammer
Drive Rod Corr. (C_R):	1	Default
Rod Length above ground (feet):	3.0	
Borehole Dia. Corr. (C_B):	1.00	
Sampler Liner Correction for SPT?:	1	Yes
Cal Mod/ SPT Ratio:	0.63	

Total (ft) Liquefied Thickness	Total (in.) Induced Subsidence
5	1.2

upper 50 ft

Threshold Acceler., g: 0.23

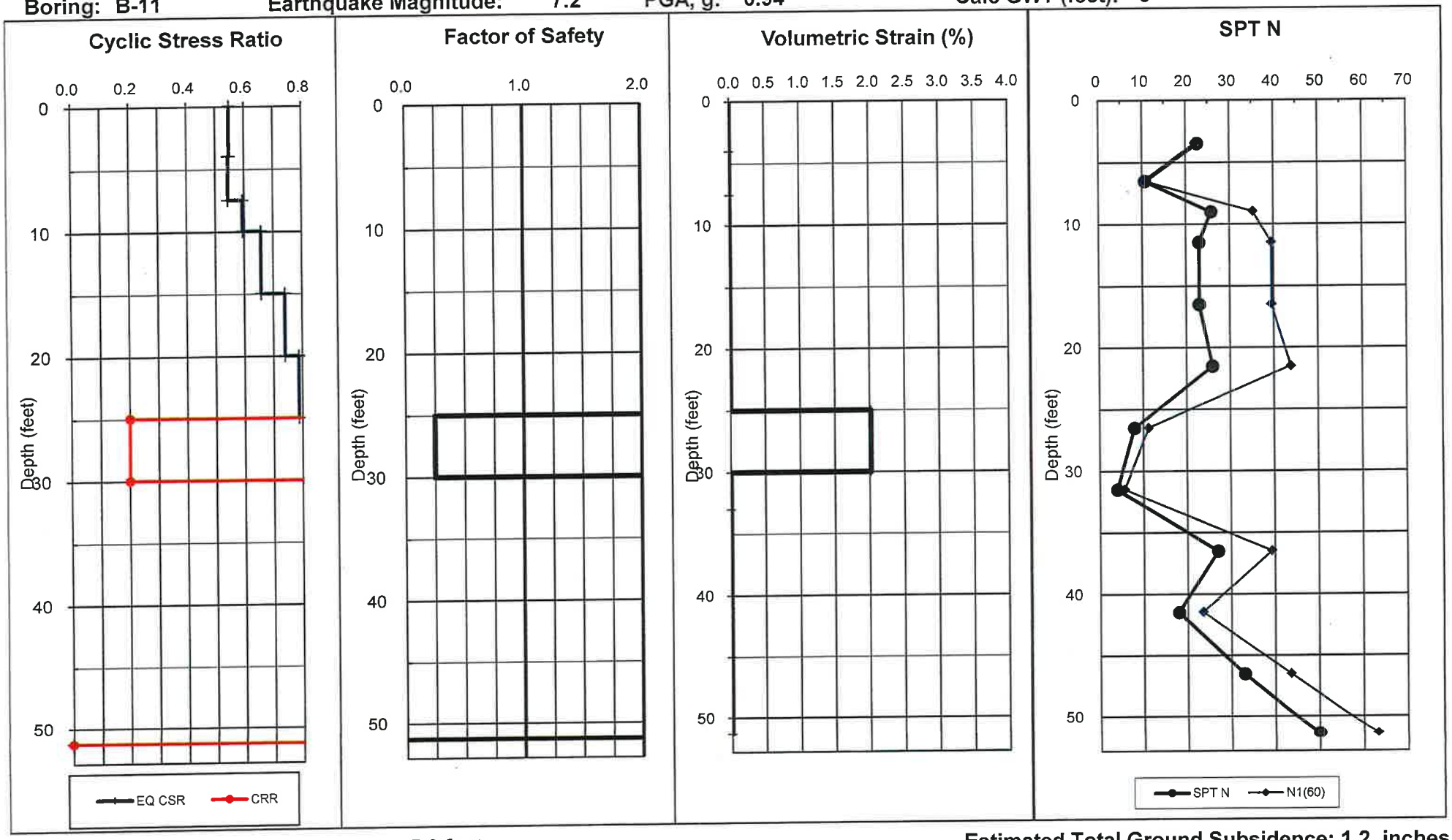
Required SF: 1.30
Minimum Calculated SF: 0.25

Base Depth (feet)	Cal Mod N	SPT N	Liquef. Suscept. (0 or 1)	Total Unit Wt. (pcf)	Fines Content (%)	Depth of SPT (feet)	Rod Length (feet)	Tot.Stress at SPT po (tsf)	Eff.Stress at SPT p'o (tsf)	rd	C_N	C_R	C_S	$N_{1(60)}$	Rel. Dens. Dr (%)	Trigger FC Adj. $\Delta N_{1(60)}$	Equiv. Sand $N_{1(60)cs}$	Kσ	Mag 7.5 CRR pre Ksigma	M = 7.5 Available CRR	M =7.5 Induced CSR*	Liquefac. Safety Factor	Post FC Adj. $\Delta N_{1(60)}$	$N_{1(60)cs}$	Volumetric Strain (%)	Induced Subsidence (in.)
								0.000																		
4.0	36	23		120	35	3.5	6.5	0.210	0.210	0.99	1.00	0.75	1.00	22.1				1.00		Infin.	0.549	Non-Liq.		22.1	0.00	0.00
7.5	17	11		116	35	6.5	9.5	0.385	0.385	0.99	1.00	0.75	1.00	10.4				1.00		Infin.	0.546	Non-Liq.		10.4	0.00	0.00
10.0	41	26	1	125	5	9.0	12.0	0.537	0.537	0.98	1.40	0.75	1.00	35.4	71	0.0	35.4	1.00	Infin.	Infin.	0.594	Non-Liq.	0.0	35.4	0.00	0.00
15.0		23	1	125	5	11.5	14.5	0.693	0.646	0.98	1.28	0.80	1.30	39.6	75	0.0	39.6	1.00	Infin.	Infin.	0.658	Non-Liq.	0.0	39.6	0.00	0.00
20.0		23	1	125	5	16.5	19.5	1.006	0.803	0.97	1.15	0.89	1.30	39.6	75	0.0	39.6	1.00	Infin.	Infin.	0.741	Non-Liq.	0.0	39.6	0.00	0.00
25.0		26	1	125	35	21.5	24.5	1.318	0.959	0.95	1.05	0.95	1.30	43.8	79	10.0	53.8	1.00	Infin.	Infin.	0.788	Non-Liq.	10.0	53.8	0.00	0.00
30.0		8	1	125	35	26.5	29.5	1.631	1.116	0.94	0.97	1.00	1.12	11.3	40	7.3	18.6	1.00	0.200	0.200	0.810	0.25	2.8	14.1	2.02	1.21
33.0		4		120	75	31.5	34.5	1.939	1.268	0.91	1.00	1.00	1.10	5.7				0.98		Infin.	0.842	Non-Liq.		5.7	0.00	0.00
40.0		27	1	125	35	36.5	39.5	2.248	1.421	0.88	0.86	1.00	1.30	39.4	75	10.0	49.4	0.91	Infin.	Infin.	0.896	Non-Liq.	10.0	49.4	0.00	0.00
45.0		18	1	125	35	41.5	44.5	2.561	1.578	0.84	0.82	1.00	1.23	23.6	58	9.7	33.3	0.90	Infin.	Infin.	0.878	Non-Liq.	9.7	33.3	0.00	0.00
50.0		33	1	125	35	46.5	49.5	2.873	1.734	0.79	0.78	1.00	1.30	43.6	79	10.0	53.6	0.84	Infin.	Infin.	0.905	Non-Liq.	10.0	53.6	0.00	0.00
51.5		50	1	125	35	51.5	54.5	3.186	1.891	0.74	0.75	1.00	1.30	63.2	95	10.0	73.2	0.81	Infin.	Infin.	0.889	Non-Liq.	10.0	73.2	0.00	0.00

EARTH SYSTEMS - EVALUATION OF LIQUEFACTION POTENTIAL AND INDUCED SUBSIDENCE

Multi-Family Housing Complex **Project No: VT-25097-02** 1996/1998 NCEER Method

Boring: B-11 **Earthquake Magnitude: 7.2** **PGA, g: 0.94** **Calc GWT (feet): 8**



Total Thickness of Liquefiable Layers: 5.0 feet

Estimated Total Ground Subsidence: 1.2 inches

LIQUEFY-v 2.3.XLS - A SPREADSHEET FOR EMPIRICAL ANALYSIS OF LIQUEFACTION POTENTIAL AND INDUCED GROUND SUBSIDENCE

Coryright & Developed 2007 by Shelton L. Stringer, PE, GE, PG , EG - Earth Systems Southwest

Project: Multi-Family Housing Complex
Job No: VT-25097-02
Date: 12/10/2015
Boring: B-11 (AGS, 2011) Data Set: 1

Methods: Liquefaction Analysis using 1996 & 1998 NCEER workshop method (Youd & Idriss, editors)
Journal of Geotechnical and Enviromental Engineering (JGEE), October 2001, Vol 127, No. 10, ASCE
Settlement Analysis from Tokimatsu and Seed (1987), JGEE,Vol 113, No.8, ASCE
Modified by Pradel, JGEE, Vol 124, No. 4, ASCE

EARTHQUAKE INFORMATION:

Magnitude:	7.2	7.5
PGA, g:	0.63	0.57
MSF:	1.11	
GWT:	10.0	feet
Calc GWT:	10.0	feet
Remediate to:	4.0	feet

SPT N VALUE CORRECTIONS:

Energy Correction to N60 (C_E):	1.30	Automatic Hammer
Drive Rod Corr. (C_R):	1	Default
Rod Length above ground (feet):	3.0	
Borehole Dia. Corr. (C_B):	1.00	
Sampler Liner Correction for SPT?:	1	Yes
Cal Mod/ SPT Ratio:	0.63	

Total (ft) Liquefied Thickness	Total (in.) Induced Subsidence
0	0.1

upper 50 ft

Required SF: 1.30
Minimum Calculated SF: #N/A

Threshold Acceler., g: #N/A

SETTLEMENT (SUBSIDENCE) OF DRY SANDS

Nc = 12.5

Base Depth (feet)	Cal Mod N	SPT N	Liquef. Suscept. (0 or 1)	Total Unit Wt. (pcf)	Fines Content (%)	Depth of SPT (feet)	Rod Length (feet)	Tot.Stress at SPT po (tsf)	Eff.Stress at SPT p'o (tsf)	rd	C_N	C_R	C_S	$N_{1(60)}$	Rel. Dens. Dr (%)	Trigger FC Adj. $\Delta N_{1(60)}$	Equiv. Sand $N_{1(60)CS}$	Kσ	Mag 7.5 CRR pre Ksigma	M = 7.5 Available CRR	M =7.5 Induced CSR*	Liquefac. Safety Factor	Post FC Adj. $\Delta N_{1(60)}$	$N_{1(60)CS}$	Volumetric Strain (%)	Induced Subsidence (in.)	p (tsf)	G_{max} (tsf)	τ_{av} (tsf)	Shear Strain γ	Strain E_{15}	Strain Enc	Dry Sand Subsidence (in.)
								0.000																										
4.0	36	23		120	35	3.5	6.5	0.210	0.210	0.99	1.00	0.75	1.00	22.1				1.00		Infin.	0.366	Non-Liq.		22.1	0.00	0.00	0.141						
7.5	17	11	1	116	35	6.5	9.5	0.385	0.385	0.99	1.66	0.75	1.00	17.3	50	8.5	25.8	1.00	0.296	0.296	0.364	Non-Liq.	8.5	25.8	0.13	0.06	0.258	671	0.155	9.8E-04	7.2E-04	6.6E-04	0.06
10.0	41	26		125	5	9.0	12.0	0.537	0.537	0.98	1.00	0.75	1.00	25.2				1.00		Infin.	0.362	Non-Liq.		25.2	0.00	0.00	0.360						
15.0		23		125	5	11.5	14.5	0.693	0.646	0.98	1.00	0.80	1.29	30.6				1.00		Infin.	0.386	Non-Liq.		30.6	0.00	0.00	0.464						
20.0		23		125	5	16.5	19.5	1.006	0.803	0.97	1.00	0.89	1.30	34.5				1.00		Infin.	0.445	Non-Liq.		34.5	0.00	0.00	0.674						
25.0		26		125	35	21.5	24.5	1.318	0.959	0.95	1.00	0.95	1.30	41.7				1.00		Infin.	0.482	Non-Liq.		41.7	0.00	0.00	0.883						
30.0		8		125	35	26.5	29.5	1.631	1.116	0.94	1.00	1.00	1.12	11.6				0.99		Infin.	0.509	Non-Liq.		11.6	0.00	0.00	1.092						
33.0		4		120	75	31.5	34.5	1.939	1.268	0.91	1.00	1.00	1.10	5.7				0.96		Infin.	0.533	Non-Liq.		5.7	0.00	0.00	1.299						
40.0		27		125	35	36.5	39.5	2.248	1.421	0.88	1.00	1.00	1.30	45.6				0.94		Infin.	0.544	Non-Liq.		45.6	0.00	0.00	1.506						
45.0		18		125	35	41.5	44.5	2.561	1.578	0.84	1.00	1.00	1.28	30.0				0.92		Infin.	0.542	Non-Liq.		30.0	0.00	0.00	1.716						
50.0		33		125	35	46.5	49.5	2.873	1.734	0.79	1.00	1.00	1.30	55.8				0.91		Infin.	0.531	Non-Liq.		55.8	0.00	0.00	1.925						
51.5		50		125	35	51.5	54.5	3.186	1.891	0.74	1.00	1.00	1.30	84.5				0.89		Infin.	0.514	Non-Liq.		84.5	0.00	0.00	2.134						

Job Number: VT-25097-02
Job Name: Multi-Family Housing Complex
Boring Number: B-11
Date: December 3, 2015
Calculated By: APM

Prediction of Liquifaction Induced Lateral Spreading with Ground Slope Conditions

Based on Data Published in the ASCE Journal of Geotechnicial and Geoenvironmental Engineering December 2002
(Youd, Hansen and Bartlett, 2002)

Variables Used in Calculation Defined

Earthquake Magnitude (M)
Horizontal Distance to Nearest Seismic Energy Source, km (R)
Percent Slope (S)
Cumulative Thickness in Meters of Saturated Cohesionless Sediments with SPT $(N1)_{60}$ Values <= 15 (T_{15})
Average Fines Content in Percent (F_{15})
Mean Grain size in milimeters ($D50_{15}$)

$$\text{Log } D_H=-16.213+1.532M-1.406\text{Log}(R+10^{(0.89M-5.64)})-0.012R+0.338\text{Log}S+0.540\text{Log}T_{15}+3.413\text{Log}(100-F_{15})-0.795\text{Log}(D50_{15}+0.1\text{mm})$$

Requirements and Limitations Used to Develop this Model

Soils must be Liquefiable
Saturated Cohesionless Sediments with SPT $(N1)_{60}$ less than 15
Earthquake Magnitude (M) must be between 6 and 8
Percent Slope (S) must be between 0.1% and 6%
Cumulative Thickness (T15) must be between 1 and 15 meters
Depth to top of Liquefied layer must be between 1 and 10 meters
Distance to Fault Rupture (R_{eq}) must be determined using Figure 10 if soft soils are present.
F_{15} and $D50_{15}$ must be within bounds shown in Fig. 5.
If R or R_{eq} < 0.5 km use 0.5; otherwise use R or R_{eq}.

Input Values
M = 7.2
R = 7.2
S = 0.2
T_{15} = 1.52
F_{15} = 23
$D50_{15}$ = 7.5

Horizontal Ground Displacement in meters (D_H) = 0.06
Horizontal Ground Displacement in feet (D_H) = 0.2

Displacements should be between 0.1 and 6 meters and should be multiplied by a FOS of 2 for a conservative estimate. Any displacement greater than 6 meters is outside of the data set used in the analysis and may not be an accurate estimate.

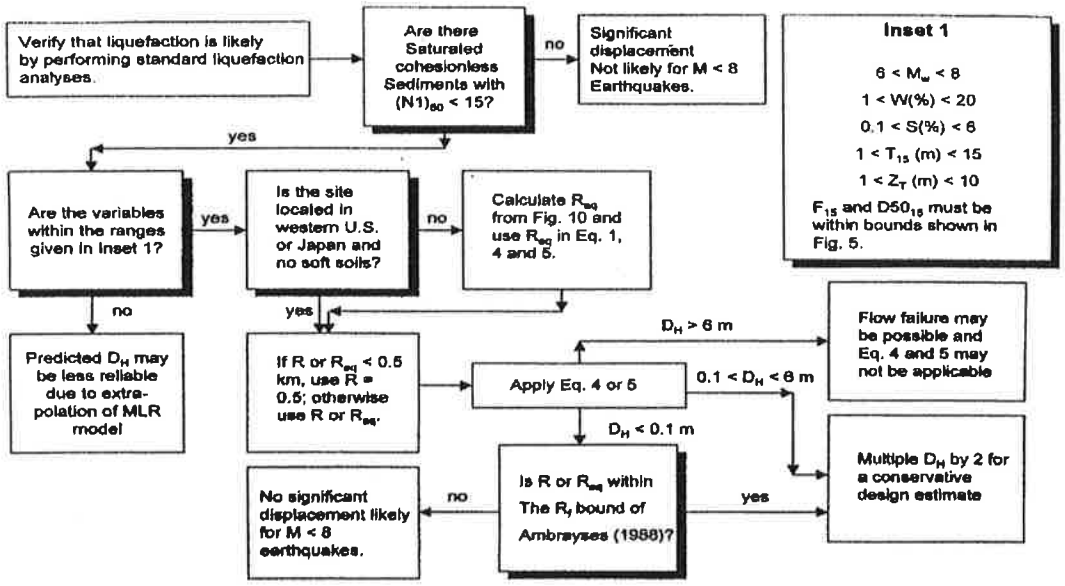


Fig. 9. Flow chart [for application of Eq. (6)]

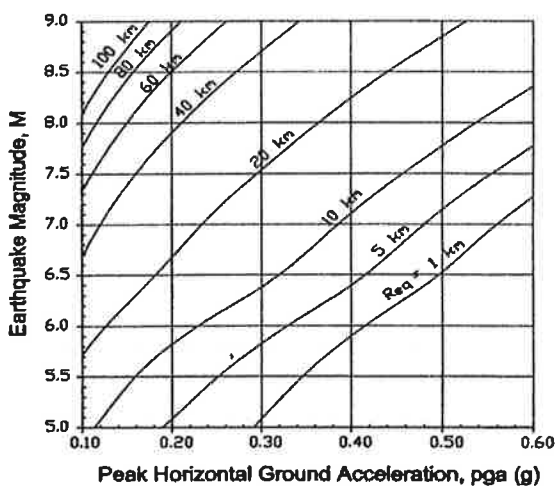


Fig. 10. Graph for determining equivalent source distance, R_{eq}, from magnitude, M, and peak acceleration, a_{max} (revised from Bartlett and Youd 1992, 1995). The above curves are the averages of pga from three different attenuation relations: Abrahamson and Silva (1997); Boore et al. (1997); and Campbell (1997). For the Abrahamson and Silva (1997) relation, the following parameters were used in the regression equation: a) R equals the distance to the fault rupture, b) fault type was set to "otherwise", c) HW=hanging wall factor was set to 1, which implies that sites are found on the hanging wall, d) site classification was set to 1 for deep soil sites. For the Boore, Joyner and Fumal (1997) relation, the following parameters were used in the regression equation: a) R is the closest horizontal distance (km) to a vertical projection of fault rupture surface (km), b) Vs in the upper 30 meters was set to 270 m/s, which is the mid range for a medium stiff soil (site class D), c) fault type was set to "fault mechanism not specified." For the Campbell (1997) relation, the following parameters were used in the regression equation: a) R is the closest distance to the seismogenic rupture surface (km), b) fault style factor was set to "otherwise", c) soft rock and hard rock site factors were set to "otherwise", which implies a stiff soil site.

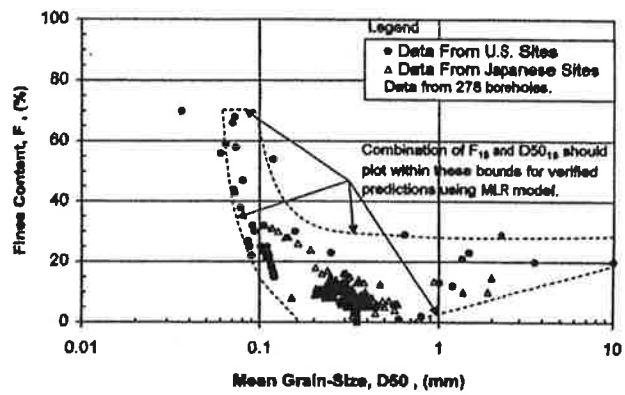


Fig. 5. Compiled grain-size data with ranges of F_{15} and $D50_{15}$ [for which Eq. (6) is applicable]

November 2, 2015 0144.001.001

Lindsey Sarquilla
Associate Environmental Planner
Rincon Consultants, Inc.
180 North Ashwood Road
Ventura California, 93003

Subject: Railroad Risk Assessment Report, Wooley Road Development, Oxnard, Ventura County, California

Dear Ms. Sarquilla:

Terraphase Engineering Inc. (Terraphase) is pleased to submit this report to Rincon Consultants Inc. ("Rincon") presenting the results of a railroad safety study of the railroad track easements and crossings within 1,500 feet of the proposed development to be located adjacent to and south of Wooley Road in Oxnard, Ventura County, California ("the Site"; Figures 1 and 2).

Executive Summary

Terraphase identified 1.34 miles of Ventura County Railroad ("VCRR") tracks within 1,500 feet of the Site (Figure 2). There are two branch lines, the Patterson branch located directly adjacent to the Site which serves the Naval Base Ventura County (NBVC) and the South Oxnard branch, 1,200 feet to the east, which serves the Port of Hueneme. VCRR maintains Class 1 track (Altamont Press 2008) meaning the maximum allowable speed on the track is 10 miles per hour (mph).

The bulk of materials transported on the VCRR from and to the Port of Hueneme consist of new cars, fresh produce, fuel oil, and crude oil from offshore oil platforms (Port of Hueneme 2015). However, as a "common carrier" VCRR cannot refuse to carry hazardous cargo. So there is the possibility that hazardous and extremely hazardous cargo could be transported over the VCRR tracks. Federal Railway Administration (FRA) records dating back to 1975 indicate that VCRR has not had a derailment accident during the 40 years since 1975.

Based on a quantification methodology developed by the Los Angeles Unified School District (LAUSD 2005), the Site will be impacted by asphyxiating gases (e.g., chlorine, anhydrous ammonia) from a railroad accident about once every 3.7 million years. This probably overstates the risk as railroad safety has been constantly improving over the past few decades and better railroad tanker cars are likely to come into service in the future. So, using past accident statistics to quantify risk is likely conservative.

Site Information

This railroad safety study considered potential impacts to the Site associated with current railroad conditions and operations along rail easements and crossings within 1,500 feet of the Site. Terraphase identified 1.34 miles of Ventura County Railroad ("VCRR") tracks within 1,500 feet of the Site (Figure 2). There are two single track lines within 1,500 feet of the Site, the Patterson branch located directly adjacent to the Site which serves the Naval Base Ventura County (NBVC) and the South Oxnard Branch which serves the Port of Hueneme. VCRR is a short line railroad meaning that its rolling stock only travels along the approximately 17 miles of track it owns between Port Hueneme/NBVC and the Union Pacific switching yard located 0.31 miles north of the Site. VCRR maintains Class 1 track (Altamont Press 2008) meaning the maximum allowable speed on the track is 10 miles per hour (mph).

There are nine railroad crossings within 1,500 feet of the Site. Three of the crossings are gated, three are equipped with lights and cross bucks[1] and three are equipped with only cross bucks. The gated crossing at Highway 1 and Wooley Road only blocks traffic northbound on Highway 1.

The Federal Railroad Administration (FRA) database contains reports of nine accidents that involved the VCRR since 1979. The last of the accidents occurred in 1995. None of the accidents caused a train to derail. A summary of the accidents is attached to this letter in Attachment A.

Hazardous materials are likely transported along the Patterson rail segment to NBVC. However, due to confidentiality, the types and quantities of the hazardous materials are not available to the public. Mr. Domen (2015) of the VCRR indicated that about one train per month used the Patterson Branch and the majority of the cars carried equipment on open platforms. Mr. Abe Barrows of Naval Base Ventura County (2015) confirmed that the number of trains was low and that about once a month seemed right. It is possible that the Navy will ship munitions to NBVC, however munitions are not particularly dangerous until they are fused and fired down range. Modern munitions are designed to be insensitive. They are required, among other things, to not detonate when dropped 40 feet onto a steel plate, when impacted by three 0.50 caliber bullets and when caught in a vehicle fire (Army Material Command 2014). A 10 mph derailment would be unlikely to be sufficiently violent to trigger modern military munitions.

Hazardous materials are known to be transported along the South Oxnard rail segment to the Port of Hueneme. However, due to confidentiality, the types and quantities of the hazardous materials are not available to the public, though crude and fuel oils are likely to be transported given the large quantities (Port of Hueneme 2015) that come in and out of the port and the lack of a known transmission pipeline. Mr. Domen (2015) of the VCRR indicated that about 80 trains per month used the South Oxnard Branch. Port statistics (Port of Hueneme 2015) indicate that around 84,000 tons of oil and 157,000 tons of general cargo (could be anything) come through the port every year – vessel fuel may come in on ships and go out on ships. Potentially hazardous cargo makes up approximately 16% of the total cargo into and out of the port.

[1] White rectangular signs arranged in an X pattern with Railroad on one sign and Crossing on the other.

Hazards

Railroad accidents have the potential to seriously impact the environment and people. A worst case accident occurred in Minot, North Dakota on January 18, 2002 (National Transportation Safety Board 2004). A Canadian Pacific Railway freight train traveling about 41 miles per hour derailed about 1/2 mile west of the city limits. Five tank cars carrying 146,700 gallons of anhydrous ammonia were catastrophically ruptured. A cloud of ammonia formed almost immediately and rose an estimated 300 feet and gradually expanded 5 miles downwind of the accident site over a population of about 11,600 people. One Minot resident died due to ammonia inhalation[2]. In addition to the fatality, 11 people sustained serious injuries (all Minot residents), and 322 people minor injuries. Damages exceeded $2 million.

An even worse accident occurred on January 6, 2005 in Graniteville, South Carolina (NTSB 2005). A northbound Norfolk Southern Railway Company (NS) freight train, while traveling about 47 mph, encountered an improperly lined switch that diverted the train from the main line onto an industry track, where it struck an unoccupied, parked train (NS train P22). The collision derailed both locomotives and 16 of the 42 freight cars of train 192, as well as the locomotive and 1 of the 2 cars of train P22. Among the derailed cars from train 192 were three tank cars containing chlorine, one of which was breached, releasing chlorine gas. The train engineer and eight other people died as a result of chlorine gas inhalation. About 554 people complaining of respiratory difficulties were taken to local hospitals. Of these, 75 were admitted for treatment. Because of the chlorine release, about 5,400 people within a 1-mile radius of the derailment site were evacuated for several days. Total damages exceeded $6.9 million.

More recently, a train carrying crude oil derailed in Lac-Mégantic, Quebec Canada (Transportation Safety Board of Canada 2013). On July 6, 2013, shortly before 0100 Eastern Daylight Time, an Montreal, Maine & Atlantic Railway freight train MMA-002, which was parked unattended for the night at Nantes, Quebec, started to roll. The train travelled approximately 7.2 miles, reaching a speed of 65 mph. At around 0115, when MMA-002 approached the center of the town of Lac-Mégantic, Quebec, 63 tank cars carrying petroleum crude oil and 2 box cars derailed. About 1.6 million gallons of petroleum crude oil spilled. There were fires and explosions, which destroyed 40 buildings, 53 vehicles, and the railway tracks at the west end of Megantic Yard. Forty-seven people were fatally injured. There was environmental contamination of the downtown area and of the adjacent river and lake.

An accident of these types is unlikely to occur on the VCRR tracks as the speed is limited to 10 mph, the trains are far shorter (none of the accident reports in Attachment A reported more than 8 cars and the average of the nine trains was four), and the track grades are too shallow to allow a runaway train to get much momentum.

Our judgement is that the most likely accident that could affect the Site is a derailment of a crude-oil carrying train on the South Oxnard Branch with a subsequent release of crude oil and a fire. While an accident involving asphyxiating gases such as chlorine or anhydrous ammonia gases are possible, our judgement is that with a speed limit of 10 miles per hour, a catastrophic failure of the

[2] He became disoriented, crashed his truck while trying to escape and died of ammonia inhalation.

tank cars would be unlikely and hence there would be time to evacuate the Site (and tens of thousands of other residents who would potentially be impacted). We have however estimated risks from releases of asphyxiating gases from the two branch lines.

Railroad Safety Study Approach

The purpose of a railroad safety study (RSS) is to analyze potential health and safety risks to future residents at a site associated with current and reasonably anticipated future railroad conditions and operations along rail easements and crossings within 1,500 feet of the site. The assessment of risk presented in this report is intended to be used for threat prioritization and planning purposes only.

The potential risks to the site population posed by current, and reasonably anticipated future, railroad conditions and operations along the VCRR rail segment are quantitative assessed in this report using the methodology of the LAUSD (2009) using the following information:

Railroad Operations

- Type of rail traffic (passenger and/or freight)
- Frequency of trains
- Speed of trains
- Types of cargo transported
- Accident history of the railroad(s) using the track

Railroad Conditions and Safety Controls

- Grade/class of tracks
- Condition of track
- Frequency of inspections
- Signage
- Safety barriers (fences and noise barriers)

Risk to the Site Population Posed by a Potential Rail Accident

- Past incidences
- Probability of a rail accident
- Rail characteristics that could increase the likelihood of a rail accident
- Pipelines in close proximity to the tracks
- Probability of a hazardous materials release

The LAUSD RSS protocol is composed of three steps. The first step is to collect existing information on the rail line by conducting a field survey and contacting federal and state agencies and the

railroad companies to determine rail traffic, type of cargo, train speed, and number of highway-rail crossings. The second step involves calculating the probability of an accident or derailment on the rail line within a 1,500-foot radius of the site. Finally, the risk is evaluated based on site-specific parameters, and accident/derailment probabilities. If the results show an unacceptable risk, mitigation measures are warranted.

The LAUSD protocol does not address what "unacceptable" risk is.

Railroad Safety Study Findings

All information presented in this railroad safety study was collected during a site visit by Terraphase on October 20, 2015 and from various sources, including the rail operator, the CPUC, VCRR and the FRA website. A complete list of sources with applicable contact information, as well as documentation of verbal or written responses from said sources to questions posed by Terraphase, can be found in the references to this letter report.

Site Conditions

The Site is located in Oxnard, Ventura County, California 540 feet east of the intersection of Wooley Road and California Highway 1 (the Pacific Coast Highway) (Figure 1). The Site is located at the southern end of an industrial area with dense single family home neighborhoods bordering the Site to the south and west. The topography in the Site vicinity slopes to the southwest at approximately 0.0025%.

VCRR Railroad Line

A VCRR line is located directly north of the Site (Patterson Branch) and another line (South Oxnard Branch) is located approximately 1,200 feet east of the Site. Approximately 1.34 miles of the VCRR track is located within 1,500 feet of the Site boundaries. We have not included any growth in rail traffic along the VCRR though it is possible. Our judgment is that rail traffic will probably slowly grow along the South Oxnard Branch, but will probably decrease along the Patterson Branch unless war breaks out which we think unlikely.

Railroad Operations

Mr. Matt Domen, General Manager of the VCRR, stated in a telephone conversation with Jeff Raines, a Terraphase Principal Engineer, on October 21, 2015, that the railroad runs approximately one train per month to NBVC (empty locomotives use the track more often but pose an insignificant hazard to the Site). He indicated that the railroad runs approximately 20 trains per week on the South Oxnard Branch to the Port of Hueneme. Caltrans (2013) indicates the VCRR transports approximately 2,000 carloads per year which is consistent with small trains moving cars back and forth between the Port and the UP switching yard north of the Site.

Railroad Conditions and Safety Controls

Rail conditions that could significantly increase the likelihood of a rail accident were not identified along the rail segment during the site visit conducted by Terraphase on October 20, 2015 (i.e., no overgrown vegetation or visible rail defects were observed). The grade (flat on the Patterson Branch and 12 feet per mile on the South Oxnard Branch) would most likely not significantly increase the probability of derailment. There are three curves located east of the Site. The sharpest curve has a radius of curvature of approximately 460 feet. At 10 miles per hour going around the sharpest curve, the locomotives used by VCRR would not be subjected to excessive centripetal forces and would be unlikely to derail.

General Track Conditions

Based on the train speeds, the track is FRA Class 1 track. Significant amounts of vegetation were not observed near the tracks during the site visit conducted by Terraphase on October 20, 2015.

The track in the vicinity of the Site is not continuously welded. The ties, ballast and rails appeared to be in good condition.

Inspection Frequency

Federal regulations require that the track be inspected weekly with at least 3 calendar days interval between inspections, or before use, if the track is used less than once a week.

Signage

Each of the nine crossings within 1,500 feet of the Site have warning signs.

Access to the Track

The tracks are easily accessible.

Earthquake Faults

There are no active faults that intersect the ground surface within 1500 feet of the Site, so actual fault rupture of the track is unlikely to occur within 1500 feet of the Site. Ventura County is seismically active.

Pipelines

There is a natural gas distribution pipeline in Wooley Road that runs parallel to the tracks. There are no transmission pipelines in the track vicinity within 1,500 feet of the Site. A rupture of a distribution pipeline is unlikely to affect track stability.

Risk to the Site Population Posed by a Potential Rail Accident

As stated previously, VCRR operates up to 1 freight train per month on the Patterson Branch and approximately 20 trains per week on the South Oxnard Branch. These frequencies were used in the quantitative risk assessment. FRA accident statistics from the years 2010 through 2014 were used to develop derailment rates (see Attachment B). The LAUSD uses an adjustment factor to modify the calculated derailment rate based on Track Class. The derailment rate for trains on Track Class 1 tracks was taken to be 48.5 per million miles traveled (Anderson and Barken 2004). Railroad safety has greatly improved since 2004, so this derailment rate is likely conservative.

The results of the quantitative risk assessment conducted in general accordance with the LAUSD Railroad Safety Study Protocol (LAUSD 2009) are presented below in Table 1. The detailed calculations are presented in Attachment C.

Table 1: Quantitative Risk Assessment
Wooley Road Development
Oxnard, Ventura County, California

Variable	Patterson	South Oxnard
Number of trains per year	12	1,000
Track Class	1	1
% of Trains Transporting Crude Oil	0	5
% of Trains Transporting Asphyxiating Gases	0.1	0.1
Probability that Crude Oil will ignite	-	1.5%
Return Period for Cloud of Asphyxiating Gases to Reach the Site	45,000,000 years	3,700,000 years
Return Period for Smoke Reaching the Site from a Crude Oil Release and Fire	-	4,900,000 years

The probability of a missile being generated during a derailment is very low, though no data is available regarding the likelihood of missile generation. If a train carrying hazardous materials were to derail at the closest approach to the Site and generate 10 missiles each capable of traveling ¼ mile (the Minot derailment generated one missile[3] that flew ¼ mile) and those missiles landed randomly within ¼ mile of the train, approximately 0.1 missiles would land on the Site (the percentage the Site within ¼ mile of the closest approach of the tracks to the Site makes up 9% of a ¼ mile radius circle centered at the closest approach point of the railroad track). So, the return period for a missile to land on the Site if 10% of hazardous materials derailments produce missiles is around once every 5 billion years (45,000,000/.1/.06).

[3] If a tank car under pressure explodes, it can send debris (missiles) a long distance. The missile ejected in Minot was a large one, most of one end of a railroad tanker car.

Conclusions and Recommendations

The return period for a derailment that produces a hazardous materials release with unfavorable wind conditions is greater than 1,000,000 years. While there is no known criteria for acceptable risk, it is worth putting a risk of one in 3.7 million into perspective. It is about the equivalent of smoking 0.4 cigarettes (Covello et al. 1988) and any future resident of the Site would be approximately 30 times more likely to die in a car accident in any given year than they would be to be exposed to an asphyxiating gas (Insurance Institute for Highway Safety, 2013).

Noise is likely to be a significant issue for the development due to the proximity of the tracks and the nearby at-grade crossings which require warning whistles whenever a train approaches them – and there will be more than one train per month traveling down Wooley Road as the VCRR moves their equipment (locomotive only) back and forth on the tracks in addition to any trains. VCRR is required to sound a warning whenever they approach any of the nine crossings within 1,500 feet of the Site.

Limitations

The opinions and recommendations presented in this report are based upon the scope of services, information obtained through performance of the services, and the schedule as agreed upon by Terraphase and the party for whom this report was originally prepared. This report is an instrument of professional service and was prepared in accordance with the generally accepted standards and level of skill and care under similar conditions and circumstances established by the engineering consulting industry performing railroad safety studies in California. No representation, warranty, or guarantee, expressed or implied, is intended or given. To the extent that Terraphase relied upon any information prepared by other parties not under contract to Terraphase, Terraphase makes no representation as to the accuracy or completeness of such information. This report is expressly for the sole and exclusive use of the party for whom this report was originally prepared for a particular purpose. Only the party for whom this report was originally prepared and/or other specifically named parties have the right to make use of and rely upon this report. Reuse of this report or any portion thereof for other than its intended purpose, or if modified, or if used by third parties, shall be at the user's sole risk.

Results of any investigation or testing and any findings presented in this report apply solely to conditions existing at the time when Terraphase's investigative work was performed. It must be recognized that any such investigative or testing activities are inherently limited and do not represent a conclusive or complete characterization.

Furthermore, nothing contained in this document shall relieve any other party of its responsibility to abide by contract documents and applicable laws, codes, regulations, or standards.

It has been a pleasure to work with you on this project. If you have any questions concerning this report or attachments, please call the undersigned at (510) 645-1850.

Sincerely,

Alan Gibbs, P.G. (4827)
Vice President and Principal Geologist

Jeffery R. Raines, P.E. (51120), G.E. (2762)
Principal Geotechnical Engineer

Figure 1. Site Location
Figure 2. Site Features

Attachment A. VCRR Accident Summaries
Attachment B. FRA Accident Statistics
Attachment C. Quantitative Risk Assessment
Attachment D. Site Photographs

References

Altamont Press. 2008. California Region Timetable 19.

Anderson, Robert T. and Christopher L. Barkan. 2004. Railroad Accident Rates for Use in Transportation Risk Analysis. Transportation Research Record: Journal of the Transportation Research Board, No. 1863 pp 88-98.

Army Material Command. 2014. Army Test Center adapts munitions to evolving needs. Jul 18. Accessed October 29, 2015: http://www.army.mil/article/130165/Army_Test_Center_adapts_munitions_to_evolving_needs/

Barrows, Abe. 2015. Inspector with Naval Base Ventura County, conversation with Jeff Raines of Terraphase. October 29.

Caltrans. 2013. Draft California State Rail Plan 2013. February.

Covello, Vincent T, Peter M. Sandman, and Paul Slovic. 1988. Risk Communication, Risk Statistics, and Risk Comparisons: A Manual for Plant Managers. Chemical Manufactures Associate, Washington DC.

Domen, Matt. 2015. Ventura County Railroad, conversation with Jeff Raines of Terraphase. October 21.

Insurance Institute for Highway Safety. 2013. http://www.iihs.org/iihs/topics/t/general-statistics/fatalityfacts/state-by-state-overview

Los Angeles Unified School District. 2009. Rail Safety Study Protocol. September 1.

National Transportation Safety Board. 2004. Derailment of Canadian Pacific Railway Freight Train 292-16 and Subsequent Release of Anhydrous Ammonia Near Minot, North Dakota January 18, 2002. March 1.

_____ . 2005. Collision of Norfolk Southern Freight Train 192 with Standing Norfolk Southern Local Train P22 with Subsequent Hazardous Materials Release at Graniteville, South Carolina January 6, 2005. November 29.

Port of Hueneme. 2015. 2020 Strategic Plan, Oxnard Harbor District, California, USA. October.

U.S. Geological Survey (USGS). 1967. 7.5-Minute Series Topographic Map, Oxnard, California (1949, photorevised 1967).

CERTIFICATION

This document has been prepared under the supervision of and reviewed by a Terraphase California Registered Geotechnical Engineer and Professional Engineer.

Jeff Raines, P.E. (C51120), G.E. (2762)
Principal Geotechnical Engineer

11-2-15
Date

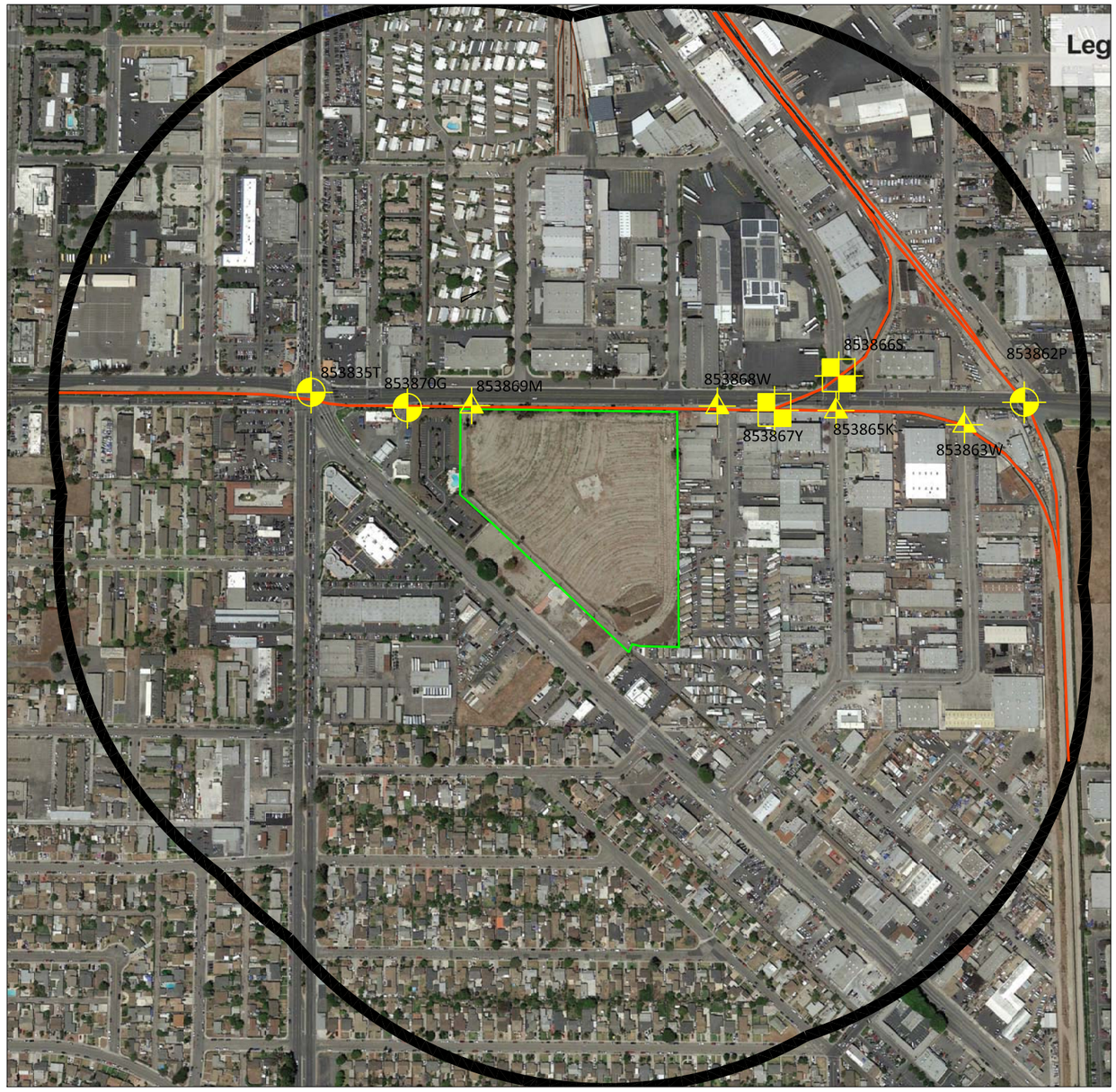
Page Intentionally Left Blank

Source: GoogleEarth Professional

N

SAFETY FIRST	CLIENT: Rincon Consultants	Site Location
terraphase engineering	PROJECT: Wooley Road	
	PROJECT NUMBER: 0144.001.001	FIGURE 1

File Name: figure 1 - site location drawn by: jrr checked by: ag



LEGEND

- Crossing with gates
- Crossing with flashing lights and crossbucks
- Crossing with only crossbucks
- Railroad tracks
- 1,500 foot radius from Site
- Site boundary

SAFETY FIRST	CLIENT: Rincon Consultants	**Railroad Crossings within 1,500 Feet of the Site**
terraphase engineering	PROJECT: Wooley Road	
	PROJECT NUMBER: 0144.002.001	**FIGURE 2**

J:\Business Development\SPECIFIC OPPORTUNITIES\Rincon\Figure 2, rr crossings.dwg Drawn by:_____; Checked by:_____

ATTACHMENT A

VCRR ACCIDENT SUMMARIES

Page Intentionally Left Blank

RR report 45C0521 == Crossing ID 853870G ==

On Nov 14, 1979 a FREIGHT TRAIN operated by Ventura County Rwy Co. [VCY] hit a CAR at approximately 1:02PM in California in VENTURA county on PRIVATE-CARWASH DRIV road. The incident occurred in/near OXNARD city. The rail equipment was reported to have been traveling at 005 Mph with 1 locomotive(s) and 4 cars(s). The CAR had been traveling in a northerly direction.

The railroad was operating on main line track over a private road crossing. It was clear, during the day and the temperature was 70. There were 0 death(s) and 1 injured in this incident and a Railroad Injury/Illness Report (form FRA-55a) was also filed. The highway user was stopped on the crossing and was reported to have stopped on crossing. There were 1 occupant(s) in the vehicle. The view of the track was not reported. Hazardous material was not being transported by rail or highway vehicle.

The crossing was protected by: Stop signs

RR report 8202 == Crossing ID 853817V ==

On Sep 03, 1982 a FREIGHT TRAIN operated by Ventura County Rwy Co. [VCY] hit a CAR at approximately 5:15PM in California in VENTURA county on HEMLOCK ST road. The incident occurred in/near PORT HUENEME city. The rail equipment was reported to have been traveling at 005 Mph with 1 locomotive(s) and 5 cars(s). The CAR had been traveling in a westernly direction.

The railroad was operating on main line track over a public road crossing. It was clear, during the day and the temperature was 85. There were no reported deaths or injuries. The highway user was stalled or stuck on the crossing and was reported to have stopped on crossing. There were 1 occupant(s) in the vehicle. The view of the track was obstructed by a permanent structure. Hazardous material was not being transported by rail or highway vehicle.

The crossing was protected by: Crossbucks, Stop signs

RR report 8101 == Crossing ID 853867Y ==

On Mar 23, 1981 a FREIGHT TRAIN operated by Ventura County Rwy Co. [VCY] was hit by a TRUCK at approximately 5:30PM in California in VENTURA county on WOOLEY RD road. The incident occurred in/near OXNARD city. The rail equipment was reported to have been traveling at 004 Mph with 1 locomotive(s) and 8 cars(s). The TRUCK had been traveling in a westernly direction at an unknown speed.

The railroad was operating on main line track over a public road crossing. The TRUCK hit the 001 locomotive or rail car on the crossing. It was clear, at dusk and the temperature was 65. There were no reported deaths or injuries. The highway user was moving on the crossing and was reported to have not stopped. There were 3 occupant(s) in the vehicle. The view of the track was not obstructed. Hazardous material was not being transported by rail or highway vehicle.

The crossing was protected by: Cantilever flashing lights, Hwy traffic signals, Bells (audible)

RR report 088101 == Crossing ID 853865K ==

On Aug 10, 1981 a LOCOMOTIVE(S) operated by Ventura County Rwy Co. [VCY] was hit by a CAR at approximately 7:08PM in California in VENTURA county on COMMERICAL AVE road. The incident occurred in/near OXNARD city. The rail equipment was reported to have been traveling at 003 Mph with 1 locomotive(s) and 0 cars(s). The CAR had been traveling in an easternly direction at 040 Mph.

The railroad was opetrack over a public road crossing. The CAR hit the 001 locomotive or rail car on the crossing. It was clear, at dusk and the temperature was 70. There were no reported deaths or injuries. The highway user was moving on the crossing and was reported to have not stopped. There were 1 occupant(s) in the vehicle. The view of the track was obstructed by a permanent structure. Hazardous material was not being transported by rail or highway vehicle.

The crossing was protected by: Crossbucks ==

Crossing ID NOTASGN ==

On Mar 01, 1985 a FREIGHT TRAIN operated by Ventura County Rwy Co. [VCY] was hit by a TRUCK at approximately 4:50PM in California in VENTURA county on HEMLOCK road. The incident occurred in/near OXNARD city. The rail equipment was reported to have been traveling at 007 Mph with 1 locomotive(s) and 3 cars(s). The TRUCK had been traveling in a westerly direction at 005 Mph.

The railroad was operating on main line track over a public road crossing. The TRUCK hit the 003 locomotive or rail car on the crossing. It was clear, during the day and the temperature was 65. There were no reported deaths or injuries. The highway user was moving on the crossing and was reported to have not stopped. There were 1 occupant(s) in the vehicle. The view of the track was not obstructed. Hazardous material was not being transported by rail or highway vehicle.

Crossing ID 869037T ==

On Feb 27, 1991 a FREIGHT TRAIN operated by Ventura County Rwy Co. [VCY] hit a TRUCK at approximately 4:25PM in California in VENTURA county on HUENEME ROAD. The incident occurred in/near OXNARD city. The rail equipment was reported to have been traveling at 005 Mph with 1 locomotive(s) and 1 cars(s). The CAR had been traveling in a westerly direction at 005 Mph.

The railroad was operating on main line track over a public road crossing. The TRUCK was hit by the locomotive or rail car on the crossing. It was clear, during the day and the temperature was 50. The highway user was moving on the crossing and was reported to have not stopped. There were 1 occupant(s) in the vehicle. The view of the track was obstructed. Hazardous material was not being transported by rail or highway vehicle.

The crossing was protected by: Gates

_____

Crossing ID 854069E ==

On November 5, 1992 a FREIGHT TRAIN operated by Ventura County Rwy Co. [VCY] hit a CAR at approximately 3:50PM in California in VENTURA county on COMMERCIAL AVENUE. The incident occurred in/near OXNARD city. The rail equipment was reported to have been traveling at 008 Mph with 1 locomotive(s) and 4 cars(s). The CAR had been traveling in a westerly direction at 002 Mph.

The railroad was operating on industry track over a public road crossing. It was clear, during the day and the temperature was 65. There were no reported deaths or injuries. The highway user was moving on the crossing and was reported to have not stopped. There were 1 occupant(s) in the vehicle. The view of the track was not obstructed. Hazardous material was not being transported by rail or highway vehicle.

The crossing was protected by: Cross bucks

_____

Crossing ID 853870G ==

On Dec 28, 1995 a FREIGHT TRAIN operated by Ventura County Rwy Co. [VCY] hit a CAR at approximately 1:00PM in California in VENTURA county on WOOLEY ROAD. The incident occurred in/near OXNARD city. The rail equipment was reported to have been traveling at 008 Mph with 1 locomotive(s) and 4 cars(s). The CAR had been traveling in an easterly direction at 008 Mph.

The railroad was operating on main line track over a public road crossing. It was clear, during the day and the temperature was 75. There were no reported deaths or injuries. The highway user was moving on the crossing and was reported to have not stopped. There were 2 occupant(s) in the vehicle. The view of the track was not obstructed. Hazardous material was not being transported by rail or highway vehicle.

The crossing was protected by: RR crew

_____

RR report 003 == Crossing ID 853862P ==

On Sep 12, 1995 a YARD/SWITCHING CONSIST operated by Ventura County Rwy Co. [VCY] was hit by a CAR at approximately 2:40PM in California in VENTURA county on WOOLEY ROAD. The incident occurred in/near OXNARD city. The rail equipment was reported to have been traveling at 009 Mph with 1 locomotive(s) and 6 cars(s). The CAR had been traveling in an easterly direction at 045 Mph.

The railroad was operating on main line track over a public road crossing. The CAR hit the 001 locomotive or rail car on the crossing. It was clear, during the day and the temperature was 75. There were 0 death(s) and 1 injured in this incident and a Railroad Injury/Illness Report (form FRA-55a) was also filed. The highway user was moving on the crossing and was reported to have not stopped. There were 1 occupant(s) in the vehicle. The view of the track was obstructed. Hazardous material was not being transported by rail or highway vehicle.

The crossing was protected by: Standard flashing lights, Bells (audible), Crossbucks

Page Intentionally Left Blank

ATTACHMENT B

FRA ACCIDENT STATISTICS

Page Intentionally Left Blank

ONE YEAR ACCIDENT/INCIDENT OVERVIEW BY REGION/STATE/COUNTY

Report Type - ' CALENDAR YEAR '

SELECTION: Railroad - ALL

All Regions

State - All States County - All

January To December, 2014

Reporting Level:... ALL

******IMPORTANT: Rates calculated on National Level do not display for Region or State Geography******

' CALENDAR YEAR '

```
         TOTAL ACCIDENTS/INCIDENTS:   11,952   Number of fatal accidents/incidents 751  6.28%
            Overall frequency rate:    15.60   Total train miles:     766,022,217
                   Total fatalities:      786     Switching miles:     92,719,703
         Total nonfatal conditions:    8,554      Employee hours:     482,997,394
```

Total accidents/incidents is the sum of train accidents, highway-rail incidents, and other incidents.
Total accident/incident rate is the number of events times 1,000,000 divided by total train miles.

```
             TOTAL TRAIN ACCIDENTS:    1,790      Number of fatal train accidents 2     0.11%
    Number per million train miles:     2.34          Collisions:      146     8.16%
                   Total fatalities:       5         Derailments:    1,267    70.78%
         Total nonfatal conditions:      132     Other accidents:      377    21.06%

              ---------------------------Primary causes---------------------------
             Human factors:   38.66%    692       Track defects:      523    29.22%
          Equipment defects:   12.85%    230      Signal defects:       46     2.57%
       Miscellaneous causes:   16.70%    299

 Number of accidents on yard track:    1,027    57.37% of all train accidents.
  Nbr per million yard train miles:    11.08    For other tracks:     1.13
```

Train accidents represent 14.98% of all reported events.

Number of train accidents involving passenger trains 61 3.41%

Number of train accidents that resulted in a release of hazardous material 15 0.84% of total
Number of persons evacuated 1,861 Number of rail cars releasing hazmat 26

A train accident is an event involving ontrack rail equipment that results in monetary damage to the equipmentand track above a certain threshold. Lading, clearing costs, environmental damage is not included.

```
                      HIGHWAY-RAIL                TRESPASSING INCIDENTS(not at crossings)
Crossings: 209,444       Incidents:    2,289
    Number per million train miles:     2.99     Frequency per million train miles:     1.17
                   Total fatalities:      269                     Total fatalities:      483
         Total nonfatal conditions:      853             Total nonfatal conditions:      416
      Number of fatal crossing incidents 246     10.75%
```

Public Crossings 129,469 With gates 46,850 Other activated crossings 21,704 Number with passive warnings 60,915

Private crossings 79,975 ***** THE COUNT OF CROSSINGS IS THE COUNT IN THE CURRENT INVENTORY *****

Highway-rail and trespassing incidents account for 95.67% of all fatalities.
Highway-rail incidents represent 19.15% of all reported events.

A highway-rail incident is any impact between a rail and a highway user at a crossing site, regardless of severity.
Includes motor vehicles and other highway/roadway/sidewalk users at both public and private crossings.

OTHER INCIDENTS: 7,873 Number of fatal other incidents 503 6.39% of other incidents
Other incidents account for: 65.87% of all accidents/incidents
Total fatalities: 512 8 Number to employees on duty. Trespassers 480
Total nonfatal conditions: 7,569 4,344 Number to employees on duty

Other incidents include any event where that caused a death, an injury, or an occupational illness
to a railroad employee. Most fatalities in this category are to trespassers.

EMPLOYEES ON DUTY CASES: 4,462 Frequency per 200,000 hours worked: 1.85
Total fatalities: 10 1.27% of all fatalities
Total nonfatal conditions: 4,452 52.05% of all nonfatal cases

---

Passengers carried: 695,084,910 Passenger miles: 21,894,791,332
Total passenger deaths 5. Total passengers injured 1379.
The frequency of passenger cases per 100,000,000 passenger miles is 6.32 Passenger cases include all circumstances;
including getting off/on standing trains, stumbling aboard trains, assaults, train accidents, crossing incidents, etc.

A passenger mile is the movement of a passenger one mile.

ONE YEAR ACCIDENT/INCIDENT OVERVIEW BY REGION/STATE/COUNTY

Report Type - ' CALENDAR YEAR '

SELECTION: Railroad - ALL

All Regions

State - All States County - All

January To December, 2013

Reporting Level:... ALL

******IMPORTANT: Rates calculated on National Level do not display for Region or State Geography******

' CALENDAR YEAR '

TOTAL ACCIDENTS/INCIDENTS:	11,625	Number of fatal accidents/incidents	668	5.75%
Overall frequency rate:	15.53	Total train miles:	748,713,895	
Total fatalities:	703	Switching miles:	90,770,791	
Total nonfatal conditions:	8,735	Employee hours:	462,880,692	

Total accidents/incidents is the sum of train accidents, highway-rail incidents, and other incidents.
Total accident/incident rate is the number of events times 1,000,000 divided by total train miles.

TOTAL TRAIN ACCIDENTS:	1,834	Number of fatal train accidents	6	0.33%
Number per million train miles:	2.45	Collisions:	160	8.72%
Total fatalities:	11	Derailments:	1,309	71.37%
Total nonfatal conditions:	326	Other accidents:	365	19.90%

----------Primary causes----------

Human factors:	38.00%	697	Track defects:	571	31.13%
Equipment defects:	12.54%	230	Signal defects:	54	2.94%
Miscellaneous causes:	15.38%	282			

Number of accidents on yard track:	1,000	54.53% of all train accidents.	
Nbr per million yard train miles:	11.02	For other tracks:	1.27

Train accidents represent 15.78% of all reported events.

Number of train accidents involving passenger trains 52 2.84%

Number of train accidents that resulted in a release of hazardous material 18 0.98% of total
Number of persons evacuated 3,187 Number of rail cars releasing hazmat 78

A train accident is an event involving ontrack rail equipment that results in monetary damage to the equipment
and track above a certain threshold. Lading, clearing costs, environmental damage is not included.

HIGHWAY-RAIL			TRESPASSING INCIDENTS(not at crossings)	
Crossings: 209,444	Incidents:	2,102		
Number per million train miles:		2.81	Frequency per million train miles:	1.15
Total fatalities:		231	Total fatalities:	429
Total nonfatal conditions:		973	Total nonfatal conditions:	432
Number of fatal crossing incidents		208	9.90%	

Public Crossings 129,469 With gates 46,850 Other activated crossings 21,704 Number with passive warnings 60,915
Private crossings 79,975 ***** THE COUNT OF CROSSINGS IS THE COUNT IN THE CURRENT INVENTORY *****

Highway-rail and trespassing incidents account for 93.88% of all fatalities.
Highway-rail incidents represent 18.08% of all reported events.

A highway-rail incident is any impact between a rail and a highway user at a crossing site, regardless of severity.
Includes motor vehicles and other highway/roadway/sidewalk users at both public and private crossings.

OTHER INCIDENTS:	7,689	Number of fatal other incidents 454	5.90% of other incidents
Other incidents account for:	66.14%	of all accidents/incidents	
Total fatalities:	461	10 Number to employees on duty.	Trespassers 426
Total nonfatal conditions:	7,436	4,154 Number to employees on duty	

Other incidents include any event where that caused a death, an injury, or an occupational illness
to a railroad employee. Most fatalities in this category are to trespassers.

EMPLOYEES ON DUTY CASES:	4,336	Frequency per 200,000 hours worked:	1.87
Total fatalities:	14	1.99% of all fatalities	
Total nonfatal conditions:	4,322	49.48% of all nonfatal cases	

Passengers carried: 675,778,430 Passenger miles: 21,714,202,817
Total passenger deaths 6. Total passengers injured 1678.
The frequency of passenger cases per 100,000,000 passenger miles is 7.76 Passenger cases include all circumstances;
including getting off/on standing trains, stumbling aboard trains, assaults, train accidents, crossing incidents, etc.

A passenger mile is the movement of a passenger one mile.

ONE YEAR ACCIDENT/INCIDENT OVERVIEW BY REGION/STATE/COUNTY

Report Type - ' CALENDAR YEAR '

SELECTION: Railroad - ALL

All Regions

State - All States County - All

January To December, 2012

Reporting Level:... ALL

******IMPORTANT: Rates calculated on National Level do not display for Region or State Geography******

' CALENDAR YEAR '

TOTAL ACCIDENTS/INCIDENTS:	11,050	Number of fatal accidents/incidents	643	5.82%
Overall frequency rate:	15.10	Total train miles:	731,617,125	
Total fatalities:	676	Switching miles:	85,844,744	
Total nonfatal conditions:	8,430	Employee hours:	458,867,893	

Total accidents/incidents is the sum of train accidents, highway-rail incidents, and other incidents.
Total accident/incident rate is the number of events times 1,000,000 divided by total train miles.

TOTAL TRAIN ACCIDENTS:	1,760	Number of fatal train accidents	5	0.28%
Number per million train miles:	2.41	Collisions:	155	8.81%
Total fatalities:	9	Derailments:	1,294	73.52%
Total nonfatal conditions:	461	Other accidents:	311	17.67%

----------Primary causes----------

Human factors:	37.56%	661	Track defects:	590	33.52%
Equipment defects:	11.82%	208	Signal defects:	48	2.73%
Miscellaneous causes:	14.38%	253			

Number of accidents on yard track:	997	56.65% of all train accidents.	
Nbr per million yard train miles:	11.61	For other tracks:	1.18

Train accidents represent 15.93% of all reported events.

Number of train accidents involving passenger trains 49 2.78%

Number of train accidents that resulted in a release of hazardous material 26 1.48% of total
Number of persons evacuated 2,146 Number of rail cars releasing hazmat 50

A train accident is an event involving ontrack rail equipment that results in monetary damage to the equipment
and track above a certain threshold. Lading, clearing costs, environmental damage is not included.

HIGHWAY-RAIL			TRESPASSING INCIDENTS(not at crossings)	
Crossings: 209,444	Incidents:	1,985		
Number per million train miles:	2.71		Frequency per million train miles:	1.12
Total fatalities:	230		Total fatalities:	412
Total nonfatal conditions:	971		Total nonfatal conditions:	410
Number of fatal crossing incidents	205	10.33%		

Public Crossings 129,469 With gates 46,850 Other activated crossings 21,704 Number with passive warnings 60,915
Private crossings 79,975 ***** THE COUNT OF CROSSINGS IS THE COUNT IN THE CURRENT INVENTORY *****

Highway-rail and trespassing incidents account for 94.97% of all fatalities.
Highway-rail incidents represent 17.96% of all reported events.

A highway-rail incident is any impact between a rail and a highway user at a crossing site, regardless of severity.
Includes motor vehicles and other highway/roadway/sidewalk users at both public and private crossings.

OTHER INCIDENTS:	7,305	Number of fatal other incidents 433 5.93% of other incidents
Other incidents account for:	66.11%	of all accidents/incidents
Total fatalities:	437	11 Number to employees on duty. Trespassers 410
Total nonfatal conditions:	6,998	3,850 Number to employees on duty

Other incidents include any event where that caused a death, an injury, or an occupational illness
to a railroad employee. Most fatalities in this category are to trespassers.

EMPLOYEES ON DUTY CASES:	3,997	Frequency per 200,000 hours worked: 1.74
Total fatalities:	16	2.37% of all fatalities
Total nonfatal conditions:	3,981	47.22% of all nonfatal cases

---

Passengers carried: 663,147,150 Passenger miles: 20,582,010,544
Total passenger deaths 5. Total passengers injured 1576.
The frequency of passenger cases per 100,000,000 passenger miles is 7.68 Passenger cases include all circumstances;
including getting off/on standing trains, stumbling aboard trains, assaults, train accidents, crossing incidents, etc.

A passenger mile is the movement of a passenger one mile.

ONE YEAR ACCIDENT/INCIDENT OVERVIEW BY REGION/STATE/COUNTY

Report Type - ' CALENDAR YEAR '

SELECTION: Railroad - ALL

All Regions

State - All States County - All

January To December, 2011

Reporting Level:... ALL

******IMPORTANT: Rates calculated on National Level do not display for Region or State Geography******

' CALENDAR YEAR '

TOTAL ACCIDENTS/INCIDENTS:	11,501	Number of fatal accidents/incidents	646	5.62%
Overall frequency rate:	16.03	Total train miles:	717,585,468	
Total fatalities:	689	Switching miles:	84,627,717	
Total nonfatal conditions:	8,424	Employee hours:	460,088,488	

Total accidents/incidents is the sum of train accidents, highway-rail incidents, and other incidents.
Total accident/incident rate is the number of events times 1,000,000 divided by total train miles.

TOTAL TRAIN ACCIDENTS:	2,022	Number of fatal train accidents	4	0.20%
Number per million train miles:	2.82	Collisions:	158	7.81%
Total fatalities:	6	Derailments:	1,468	72.60%
Total nonfatal conditions:	216	Other accidents:	396	19.58%

----------Primary causes----------

Human factors:	36.89%	746	Track defects:	692	34.22%
Equipment defects:	11.67%	236	Signal defects:	33	1.63%
Miscellaneous causes:	15.58%	315			

Number of accidents on yard track:	1,125	55.64% of all train accidents.	
Nbr per million yard train miles:	13.29	For other tracks:	1.42

Train accidents represent 17.58% of all reported events.

Number of train accidents involving passenger trains 85 4.20%

Number of train accidents that resulted in a release of hazardous material 21 1.04% of total
Number of persons evacuated 1,769 Number of rail cars releasing hazmat 66

A train accident is an event involving ontrack rail equipment that results in monetary damage to the equipment
and track above a certain threshold. Lading, clearing costs, environmental damage is not included.

HIGHWAY-RAIL			TRESPASSING INCIDENTS(not at crossings)	
Crossings: 209,444	Incidents:	2,061		
Number per million train miles:		2.87	Frequency per million train miles:	1.08
Total fatalities:		247	Total fatalities:	406
Total nonfatal conditions:		1,047	Total nonfatal conditions:	366
Number of fatal crossing incidents		218	10.58%	

Public Crossings 129,469 With gates 46,850 Other activated crossings 21,704 Number with passive warnings 60,915
Private crossings 79,975 ***** THE COUNT OF CROSSINGS IS THE COUNT IN THE CURRENT INVENTORY *****

Highway-rail and trespassing incidents account for 94.78% of all fatalities.
Highway-rail incidents represent 17.92% of all reported events.

A highway-rail incident is any impact between a rail and a highway user at a crossing site, regardless of severity.
Includes motor vehicles and other highway/roadway/sidewalk users at both public and private crossings.

OTHER INCIDENTS:	7,418	Number of fatal other incidents 424	5.72% of other incidents
Other incidents account for:	64.50%	of all accidents/incidents	
Total fatalities:	436	11 Number to employees on duty.	Trespassers 405
Total nonfatal conditions:	7,161	4,053 Number to employees on duty	

Other incidents include any event where that caused a death, an injury, or an occupational illness
to a railroad employee. Most fatalities in this category are to trespassers.

EMPLOYEES ON DUTY CASES:	4,245	Frequency per 200,000 hours worked:	1.85
Total fatalities:	21	3.05% of all fatalities	
Total nonfatal conditions:	4,224	50.14% of all nonfatal cases	

Passengers carried: 654,155,951 Passenger miles: 20,243,907,016
Total passenger deaths 6. Total passengers injured 1574.
The frequency of passenger cases per 100,000,000 passenger miles is 7.80 Passenger cases include all circumstances;
including getting off/on standing trains, stumbling aboard trains, assaults, train accidents, crossing incidents, etc.

A passenger mile is the movement of a passenger one mile.

ONE YEAR ACCIDENT/INCIDENT OVERVIEW BY REGION/STATE/COUNTY

Report Type - ' CALENDAR YEAR '

SELECTION: Railroad - ALL

All Regions

State - All States County - All

January To December, 2010

Reporting Level:... ALL

******IMPORTANT: Rates calculated on National Level do not display for Region or State Geography******

' CALENDAR YEAR '

```
         TOTAL ACCIDENTS/INCIDENTS:   11,629   Number of fatal accidents/incidents 701  6.03%
            Overall frequency rate:    16.50   Total train miles:     704,814,252
                   Total fatalities:      734     Switching miles:     87,695,904
         Total nonfatal conditions:    8,377      Employee hours:     437,518,533
```

Total accidents/incidents is the sum of train accidents, highway-rail incidents, and other incidents.
Total accident/incident rate is the number of events times 1,000,000 divided by total train miles.

```
             TOTAL TRAIN ACCIDENTS:    1,902      Number of fatal train accidents 7     0.37%
    Number per million train miles:     2.70          Collisions:      127     6.68%
                   Total fatalities:        8         Derailments:    1,333    70.08%
         Total nonfatal conditions:      110     Other accidents:      442    23.24%

              ---------------------------Primary causes---------------------------
             Human factors:   34.17%    650       Track defects:      674    35.44%
          Equipment defects:   13.14%    250      Signal defects:       67     3.52%
       Miscellaneous causes:   13.72%    261

 Number of accidents on yard track:    1,029    54.10% of all train accidents.
  Nbr per million yard train miles:    11.73    For other tracks:     1.41
```

Train accidents represent 16.36% of all reported events.

Number of train accidents involving passenger trains 114 5.99%

Number of train accidents that resulted in a release of hazardous material 21 1.10% of total
Number of persons evacuated 1,682 Number of rail cars releasing hazmat 40

A train accident is an event involving ontrack rail equipment that results in monetary damage to the equipment
and track above a certain threshold. Lading, clearing costs, environmental damage is not included.

```
                      HIGHWAY-RAIL                TRESPASSING INCIDENTS(not at crossings)
Crossings: 209,444       Incidents:    2,052
    Number per million train miles:     2.91     Frequency per million train miles:     1.18
                   Total fatalities:      261                     Total fatalities:      440
         Total nonfatal conditions:      888             Total nonfatal conditions:      390
      Number of fatal crossing incidents 238     11.60%
```

Public Crossings 129,469 With gates 46,850 Other activated crossings 21,704 Number with passive warnings 60,915
Private crossings 79,975 ***** THE COUNT OF CROSSINGS IS THE COUNT IN THE CURRENT INVENTORY *****

Highway-rail and trespassing incidents account for 95.50% of all fatalities.
Highway-rail incidents represent 17.65% of all reported events.

A highway-rail incident is any impact between a rail and a highway user at a crossing site, regardless of severity.
Includes motor vehicles and other highway/roadway/sidewalk users at both public and private crossings.

OTHER INCIDENTS:	7,675	Number of fatal other incidents 456 5.94% of other incidents
Other incidents account for:	66.00%	of all accidents/incidents
Total fatalities:	465	17 Number to employees on duty. Trespassers 435
Total nonfatal conditions:	7,379	4,265 Number to employees on duty

Other incidents include any event where that caused a death, an injury, or an occupational illness
to a railroad employee. Most fatalities in this category are to trespassers.

EMPLOYEES ON DUTY CASES:	4,430	Frequency per 200,000 hours worked: 2.03
Total fatalities:	20	2.72% of all fatalities
Total nonfatal conditions:	4,410	52.64% of all nonfatal cases

---

Passengers carried: 637,806,148 Passenger miles: 19,788,522,627
Total passenger deaths 3. Total passengers injured 1370.
The frequency of passenger cases per 100,000,000 passenger miles is 6.94 Passenger cases include all circumstances;
including getting off/on standing trains, stumbling aboard trains, assaults, train accidents, crossing incidents, etc.

A passenger mile is the movement of a passenger one mile.

ATTACHMENT C

QUANTITATIVE RISK ASSESSMENT

Page Intentionally Left Blank

Patterson Branch: Asphyxiating Gas Release Scenario

1	accidents/yr	1,861	Average 2010 - 2014 source FRA			
2	main line (ML) accidents/yr	824	Average 2010 - 2014 source FRA			
3	train miles/yr	171,120,000	Average 2010 - 2014 source FRA			
4	derailments/yr	1,334	Average 2010 - 2014 source FRA			
5	track class(TC)	1				
6	Representative # of cars	5	Estimate			
7	Length of track (mi) within 1500' of site	0.72	GoogleEarth		Derailments per millic	
8	Length of track (mi) within 128' of site	0.20	GoogleEarth			
9	Distance from track centerline to site (ft)	15	GoogleEarth		x	48.5
10	Site frontage length parallel to track (ft)	800.00	GoogleEarth		1	48.5
11	# trains/yr	12	Domen 2015		2	6.06
12	# trains/yr	12	Domen 2015		3	2.04
13	% of time site is occupied	100%			4	0.53
14	Speed of train (mph)	10	Timetable track speed limit		5	0.32
15	Shared track or two way traffic (yes/no)	yes			6	0.32
16	% of trains that carry hazmat (enter 0.24 if unknown)	0.001	Estimate			
17	Probability of Release if Derailed	0.05	=0.0029(speed in mph) + 0.0243 LAUSD 2009			
18	Max car length	75	Default			
					Cars Derailed per Billion	
	Calculated Annual Incident Values				x	540
					1	540
19	Derailments/train mile	4.85E-05	Anderson & Barkan 2004		2	69.5
20	Car Mile Annual Derailment Rate	0.00E+00	Positive if cars greater than 69		3	23.6
21	Car adjusted derailment rale	4.85E-05			4	5.9
22	Final derailment rate	4.85E-05	Derailments/train mile		5	3.7
23	Haz Mat Release Probability Given Derailment	5.33E-05	Row 16 * Row 17		6	3.7
	Calculated Probabilities					
					Federal Train Speed L	
24	Annual probability of derailment wiithin				by Track Class	
	1500' of site (1)	4.19E-04		2,386 years	1	10
25	Probability of derailment debris reaching				2	25
	site during while site occupied	1.16E-04			3	40
26	Probability of hazardous release during				4	60
	site occupancy (2)	2.23E-08		44,773,115 years	5	80
27	Probability Wind Blowing Toward Site	1.00	Tracks are so close to Site that wind direction is immaterial			
28	Probability of haz mat release and unfavorable					
	winds	2.23E-08		44,773,115 years		

(1) Derailment Rate * Total Trains * Miles of Track within 1500 feet of site

(2) Derailment Rate * Total Trains * Miles of Track within 1500 feet of site * % Haz Mat Release given derailment

South Oxnard Branch: Crude Oil Release and Fire Scenario

1	accidents/yr	1,861	Average 2010 - 2014 source FRA
2	main line (ML) accidents/yr	824	Average 2010 - 2014 source FRA
3	train miles/yr	171,120,000	Average 2010 - 2014 source FRA
4	derailments/yr	1,334	Average 2010 - 2014 source FRA
5	track class(TC)	1	
6	Representative # of cars	5	Estimate
7	Lenglh of track (mi) within 1500' of site	0.62	GoogleEarth
8	Length of track (mi) within 128' of site	0	GoogleEarth
9	Distance from track centerline to site (ft)	1,200	GoogleEarth
10	Site frontage length parallel to track (ft)	0.00	GoogleEarth
11	# trains/yr	1,000	Domen 2015
12	# lrains/yr	1,000	Domen 2015
13	% of time site is occupied	100%	
14	Speed of train (mph)	10	Timetable track speed limit
15	Shared track or two way traffic (yes/no)	yes	
16	% of trains that carry hazmat (enter 0.24 if unknown)	0.050	Estimate
17	Probability of Release if Derailed	0.05	=0.0029(speed in mph) + 0.0243 LAUSD 2009
18	Max car length	75	Default
19	Crude Oil Ignition	0.015	LAUSD 2005

Derailments per million miles

x		48.5
	1	48.5
	2	6.06
	3	2.04
	4	0.53
	5	0.32
	6	0.32

Cars Derailed per Billion Train Miles

x		540
	1	540
	2	69.5
	3	23.6
	4	5.9
	5	3.7
	6	3.7

Calculated Annual Incident Values

20	Derailments/train mile	4.85E-05	Anderson & Barkan 2004
21	Car Mile Annual Derailment Rate	0.00E+00	Positive if cars greater than 69
22	Car adjusted derailment rale	4.85E-05	
23	Final derailment rate	4.85E-05	Derailments/train mile
24	Haz Mat Release Probability Given Derailment	2.67E-03	Row 16 * Row 17

Calculated Probabilities

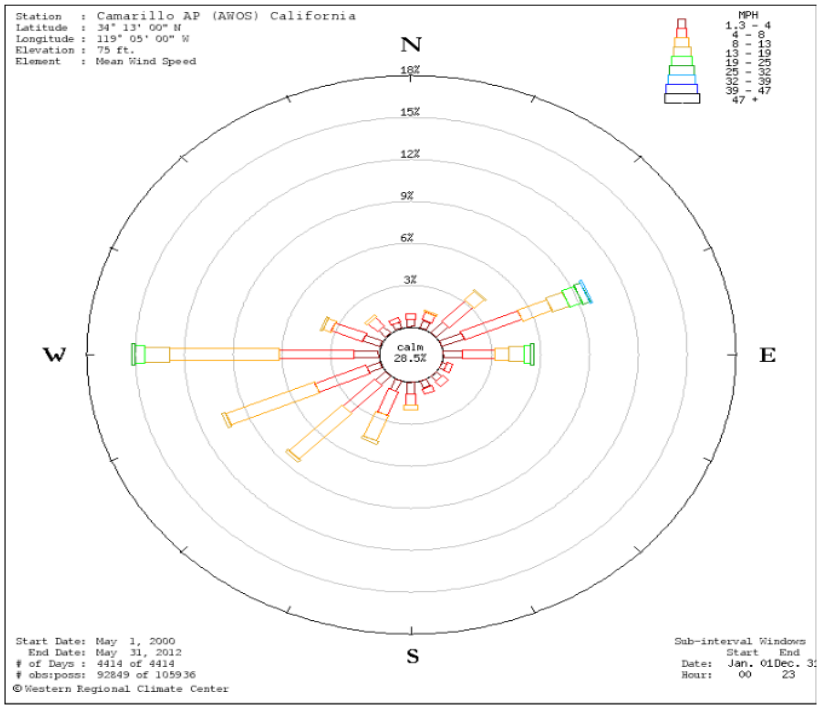
26	Annual probability of derailment wiithin 1500' of site (1)	3.01E-02	33 years
27	Probability of derailment debris reaching site during while site occupied	0.00E+00	
28	Probability of hazardous release during site occupancy (2)	8.01E-05	12,479 years
29	Probability Wind Blowing Toward Site	0.17	see wind rose
30	Probability of haz mat release, ignition and unfavorable winds	2.04E-07	4,893,608 years

Federal Train Speed Limits by Track Class

1	10
2	25
3	40
4	60
5	80

(1) Derailment Rate * Total Trains * Miles of Track within 1500 feet of site
(2) Derailment Rate * Total Trains * Miles of Track within 1500 feet of site * % Haz Mat Release given derailment

Camarillo AP (AWOS) California



South Oxnard Branch: Asphyxiating Gas Release Scenario

1	accidents/yr	1,861	Average 2010 - 2014 source FRA
2	main line (ML) accidents/yr	824	Average 2010 - 2014 source FRA
3	train miles/yr	171,120,000	Average 2010 - 2014 source FRA
4	derailments/yr	1,334	Average 2010 - 2014 source FRA
5	track class(TC)	1	
6	Representative # of cars	5	Estimate
7	Lenglh of track (mi) within 1500' of site	0.62	GoogleEarth
8	Length of track (mi) within 128' of site	0	GoogleEarth
9	Distance from track centerline to site (ft)	1,200	GoogleEarth
10	Site frontage length parallel to track (ft)	0.00	GoogleEarth
11	# trains/yr	1,000	Domen 2015
12	# lrains/yr	1,000	Domen 2015
13	% of time site is occupied	100%	
14	Speed of train (mph)	10	Timetable track speed limit
15	Shared track or two way traffic (yes/no)	yes	
16	% of trains that carry hazmat (enter 0.24 if unknown)	0.001	Estimate
17	Probability of Release if Derailed	0.05	=0.0029(speed in mph) + 0.0243 LAUSD 2009
18	Max car length	75	Default

Derailments per million miles

x		48.5
	1	48.5
	2	6.06
	3	2.04
	4	0.53
	5	0.32
	6	0.32

Cars Derailed per Billion Train Miles

x		540
	1	540
	2	69.5
	3	23.6
	4	5.9
	5	3.7
	6	3.7

Calculated Annual Incident Values

20	Derailments/train mile	4.85E-05	Anderson & Barkan 2004	
21	Car Mile Annual Derailment Rate	0.00E+00	Positive if cars greater than 69	
22	Car adjusted derailment rale	4.85E-05		
23	Final derailment rate	4.85E-05	Derailments/train mile	
24	Haz Mat Release Probability Given Derailment	5.33E-05	Row 16 * Row 17	

Calculated Probabilities

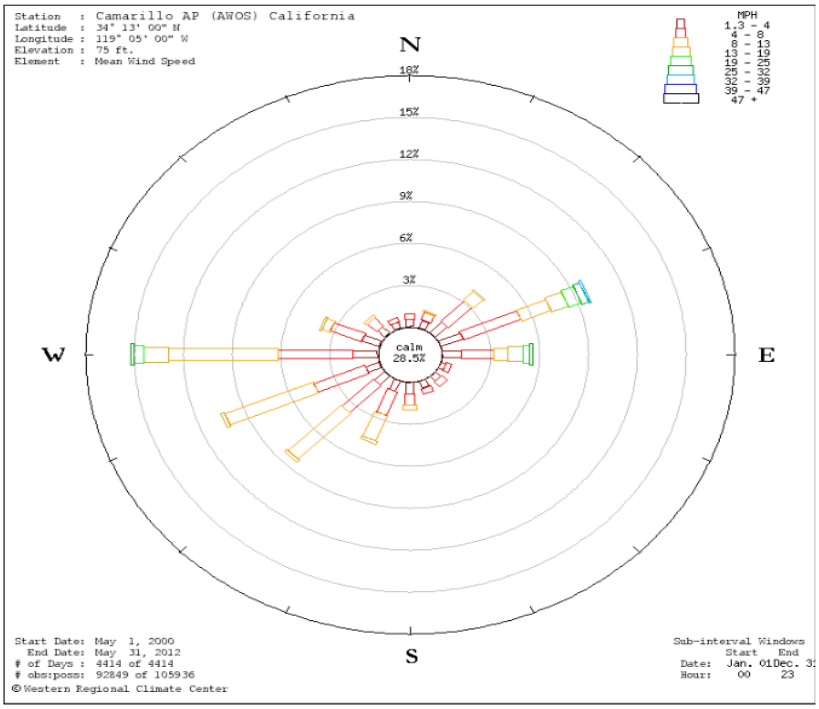
26	Annual probability of derailment wiithin 1500' of site (1)	3.01E-02	33 years
27	Probability of derailment debris reaching site during while site occupied	0.00E+00	
28	Probability of hazardous release during site occupancy (2)	1.60E-06	623,935 years
29	Probability Wind Blowing Toward Site	0.17	see wind rose
30	Probability of haz mat release and unfavorable winds	2.72E-07	3,670,206 years

Federal Train Speed Limits by Track Class

1	10
2	25
3	40
4	60
5	80

(1) Derailment Rate * Total Trains * Miles of Track within 1500 feet of site
(2) Derailment Rate * Total Trains * Miles of Track within 1500 feet of site * % Haz Mat Release given derailment

Camarillo AP (AWOS) California



Page Intentionally Left Blank

ATTACHMENT D

PHOTOGRAPHS

Page Intentionally Left Blank

Photograph 1: Cross Bucks and Warning Lights on Wooley Road East of the Site

Photograph 2: Cross Bucks and Stop Sign on West Side of Site – Development will eliminate this crossing

Photograph 3: Crossing at Highway 1/Wooley Road/Saviers Road – arrow indicates only gate at this five way intersection

Photograph 4: Driffill Elementary School – located on Wooley Road opposite the railroad tracks. Other Oxnard schools located within 1,500 feet of the VCRR include Marina West Elementary, Larsen Elementary, Channel Islands High School, and Blackstock jr. High School,

Page Intentionally Left Blank

Residential Development School Fee Justification Study

Oxnard School District

April 7, 2016

Prepared For:
Oxnard School District
1051 South A Street
Oxnard, CA 93030
T 805.487.3918

Prepared By:
Dolinka Group, LLC
8955 Research Drive
Irvine, CA 92618
T 949.250.8300

Table of Contents

Section **Page**

Executive Summary ---------- ES-1

I. Introduction ---------- 1

II. Legislation ---------- 2
- A. AB 2926 ---------- 2
- B. AB 1600 ---------- 2

III. Methodology of Study ---------- 4
- A. Overview of Methodology ---------- 4
- B. Residential Unit Projections ---------- 5
- C. Student Generation Factors ---------- 5
- D. School Facilities Cost Impacts ---------- 5
- E. Maximum School Fee Revenues ---------- 5
- F. Comparison of School Facilities Cost Impacts and Maximum School Fee Revenues ---------- 5

IV. Facilities Capacity and Student Enrollment ---------- 6

V. Impact of Residential Development on School Facilities Needs ---------- 7
- A. Projected Residential Development within the School District ---------- 7
- B. Reconstruction ---------- 7
- C. Student Generation Factors per Residential Unit ---------- 8
- D. School District Facilities Requirements ---------- 9
- E. School District Facilities Costs ---------- 11
- F. Total School Facilities Cost Impacts ---------- 11
- G. School Facilities Cost Impacts per Residential Unit ---------- 12
- H. School Facilities Cost Impacts per Square Foot ---------- 13
- I. Comparison of School Facilities Cost Impacts and School Fee Revenues per Residential Square Foot ---------- 13

Exhibits

Exhibit A: Current SAB Form 50-02
Exhibit B: Updated School Facilities Capacity Calculation
Exhibit C: Updated School Facilities Cost Estimates

Executive Summary

This Residential Development School Fee Justification Study ("Study") is intended to determine the extent to which a nexus can be established in the Oxnard School District ("School District") between residential development and (i) the need for school facilities, (ii) the cost of school facilities, and (iii) the amount of statutory school fees ("School Fees") per residential building square foot that may be levied for schools pursuant to the provisions of Section 17620 of the Education Code, as well as Sections 65995 and 66001 of the Government Code.

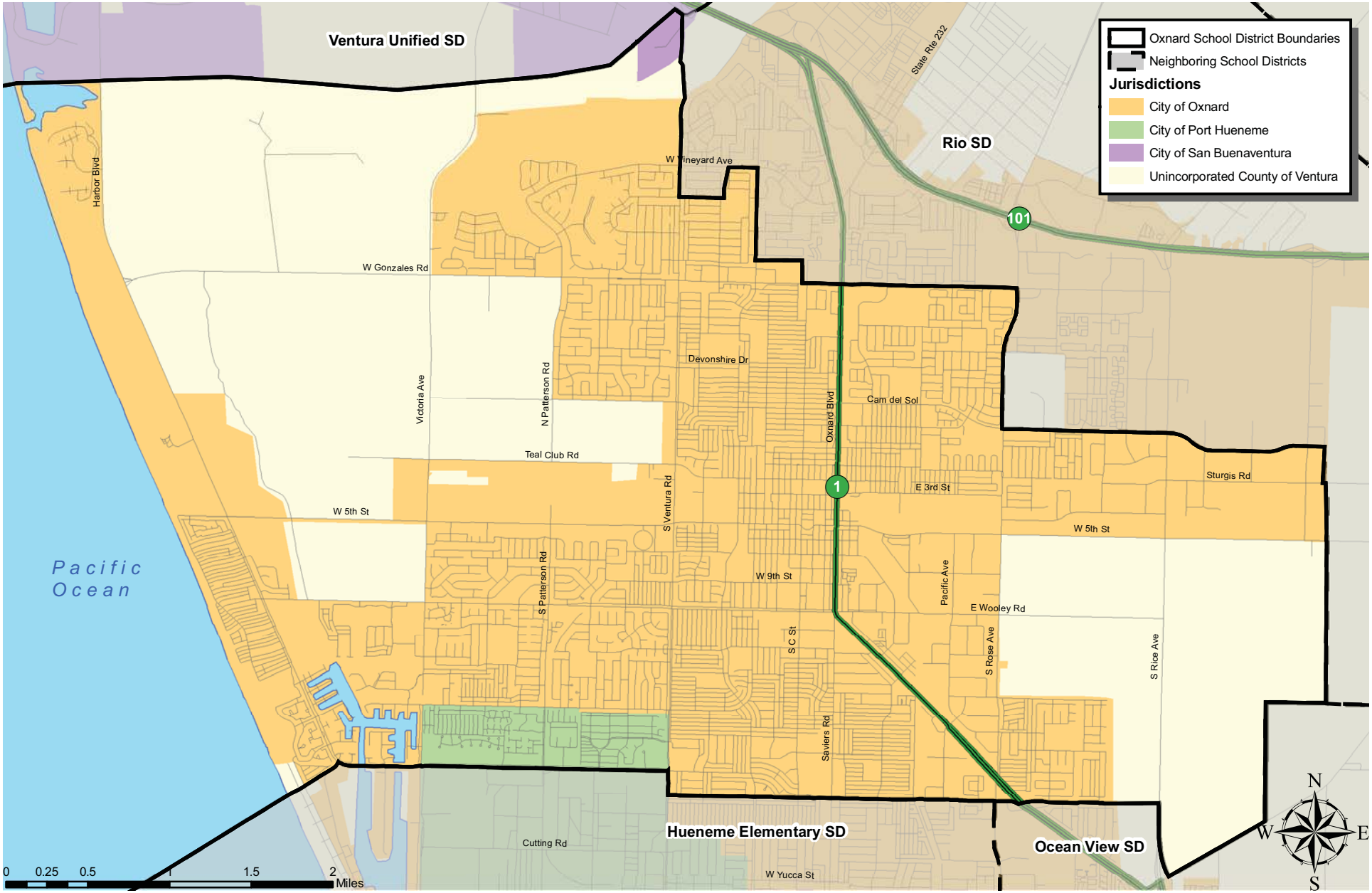
The School District provides education to students in grades kindergarten to 8 residing within portions of the cities of Oxnard, Port Hueneme, and Ventura (collectively, "Cities") and a portion of the unincorporated County of Ventura ("County") (please see map on following page for a geographic profile of the School District). Collectively, the School District's school facilities in school year 2015/2016 have a capacity of 17,030 students per Section 17071.10(a) of the Education Code. Of these 17,030 seats, 13,808 are at the elementary school level (i.e., grades kindergarten through 6) and 3,222 are at the intermediate school level (i.e., grades 7 and 8). These capacities include seats from all new school facility construction projects funded by the State of California ("State"), and teaching stations purchased by the School District without State funding (see Exhibit A for SAB Form 50-02 and Exhibit B for an updated school facilities capacity calculation). Based on data provided by the School District, student enrollment is 16,908 in school year 2015/2016. Comparing student enrollment to facilities capacity reveals that facilities capacity exceeds student enrollment at the elementary school level while student enrollment exceeds facilities capacity at the intermediate school level in school year 2015/2016 (please see Section IV for more information on student enrollment and facilities capacity).

To establish a nexus and a justifiable residential School Fee level, the Study evaluated the number and cost of new facilities required to house students generated from future residential development within the School District. Based on data provided by the Southern California Association of Governments ("SCAG") approximately 8,094 additional residential units could be constructed within the School District's boundaries through calendar year 2035 ("Future Units"). Of these 8,094 Future Units, 5,180 are expected to be single family detached ("SFD") and 2,914 are expected to be multi-family attached ("MFA") units.

To determine the impact on the School District from Future Units, the Study first multiplied the number of Future Units by the student generation factors ("SGFs") calculated by Dolinka Group, to determine the projected student enrollment from Future Units. The results were that 2,743 unhoused elementary school students and 1,364 unhoused intermediate school students are anticipated to be generated from Future Units. These numbers include a reduction of the number of students projected to be housed by existing excess seats ("Projected Unhoused Students").

Oxnard School District

Geographic Profile



DOLINKA GROUP

To adequately house the Projected Unhoused Students, the School District will need to construct new elementary school and intermediate school facilities. Using design capacities of 750 students at the elementary school level and 1,200 students at the intermediate school level, the School District will need to construct four (4) new elementary schools and one (1) new intermediate school to accommodate the Projected Unhoused Students from the Future Units projected to be constructed at this time. Based on school facility cost estimates prepared by Dolinka Group, an elementary school is projected to cost $36,492,306 and an intermediate school is projected to cost $83,220,824.

In addition to the school facilities cost impacts, the School District will experience Central Administrative and Support Facilities cost impacts. In January 1994, the State Allocation Board ("SAB") approved a policy of four (4) square feet of Central Administrative and Support Facilities per student, which based on School District cost estimates equates to a per-student cost of $800. Multiplying these costs by the facilities needed and the students generated yielded the total school facilities cost impacts shown in Table ES-1.

Table ES-1
Total School Facilities Cost Impacts (2016$)

School Level	Cost per Facility /Student	Facilities /Students Generated	Total School Facilities Cost Impacts
Elementary School	$36,492,306	3.6573	$133,463,309
Intermediate School	$83,220,824	1.1367	$94,597,110
Central Admin. Impacts	$800	4,107	$3,285,600
Total	**N/A**	**N/A**	**$231,346,019**

The amounts listed in Table ES-1 were apportioned to each land use class based on the number of students generated from such residential land use. Thereafter, the school facilities cost impacts for each land use class were divided by the number of Future Units to calculate the school facilities cost impacts per residential unit. Table ES-2 below lists the school facilities cost impacts per residential unit.

Table ES-2
School Facilities Cost Impacts per Residential Unit (2016$)

Land Use	Total School Facilities Cost Impacts	Future Units	School Facilities Cost Impacts per Residential Unit
Single Family Detached	$153,123,115	5,180	$29,560
Multi-family Attached	$78,222,904	2,914	$26,844

To determine the school facilities cost impacts per square foot of residential construction, the school facilities cost impacts per unit were divided by the average square footage of a residential unit in each land use class. Table ES-3 lists the school facilities cost impacts per average residential square foot.

Table ES-3
School Facilities Cost Impacts per Residential Square Foot (2016$)

Land Use	School Facilities Cost Impacts per Future Unit	Average Square Footage	School Facilities Cost Impacts per Residential Square Foot
Single Family Detached	$29,560	2,750	$10.75
Multi-family Attached	$26,844	1,250	$21.48

On February 24, 2016, the SAB increased the maximum residential School Fee authorized by Section 17620 of the Education Code from $3.36 to $3.48 per residential building square foot for unified school districts. Based on the School District's fee sharing agreement with the Oxnard Union High School District ("OUHSD"), the School District can collect 66.00 percent, or $2.30 per square foot, for all new Future Units built within its boundaries. Since the School District's share of the current maximum School Fee is less than the school facilities cost impacts per square foot, the School District is fully justified in levying $2.30 per square foot for all new residential development within its boundaries, which represents its portion of the maximum residential School Fee.

I. Introduction

Senate Bill ("SB") 50, which Governor Wilson signed on August 27, 1998, was enacted on November 4, 1998, following the approval of Proposition 1A by the voters of the State in the general election on November 3, 1998. SB 50 includes provisions for the following:

1. Issuance of State general obligation bonds in an amount not to exceed $9.2 billion;

2. Reformation of the State School Building Program; and

3. Reformation of the School Fee mitigation payment collection procedure.

Additionally, Assembly Bill ("AB") 16, which Governor Davis signed on April 26, 2002, was enacted following the approval of Proposition 47 ("Prop 47") by the voters of the State in the general election on November 5, 2002. Prop 47 includes the authorization for issuance of State general obligation bonds in the amount of $13.05 billion, and AB 16 provides for additional reformation of the State School Building Program into the School Facilities Program. On March 2, 2004, the voters of the State approved Proposition 55 ("Prop 55"). Prop 55 includes the authorization for the additional issuance of State general obligation bonds in the amount of $12.3 billion. Finally AB 127, which Governor Schwarzenegger signed on May 20, 2006, was enacted following the approval of Proposition 1D ("Prop 1D") by the voters of the State in the general election of November 7, 2006. Prop 1D includes the authorization for the issuance of State general obligation bonds in the amount of $10.4 billion.

The Mira-Hart-Murrieta Decisions, which formerly permitted school districts to collect mitigation payments in excess of School Fees under certain circumstances, are suspended by AB 127. In lieu of the powers granted by the Mira-Hart-Murrieta Decisions, SB 50 and subsequent legislation provide school districts with a reformed School Fee collection procedure that, subject to certain conditions, authorizes school districts to collect Alternative Fees on residential developments. However, not all school districts will qualify to charge Alternative Fees, and Alternative Fees are generally not imposed upon residential units that have existing agreements with a school district.

Therefore, school districts must still rely on School Fees as a funding source for school facilities required by new development. However, before a school district can levy School Fees on new development, State law requires that certain nexus findings must be made and documented. The objective of this Study is to provide a rigorous basis for such findings.

II. Legislation

State legislation, specifically AB 2926 and AB 1600, provides guidelines, procedures, and restrictions on the levy of School Fees for school facilities. Certain provisions of this legislation are summarized below:

A. AB 2926

AB 2926 was enacted by the State in 1986. Among other things, AB 2926 added various sections to the Government Code which authorize school districts to levy School Fees on new residential and commercial/industrial developments in order to pay for school facilities. In addition, AB 2926 provides for the following:

1. No city or county can issue a building permit for a development project unless such School Fees have been paid.

2. School Fees for commercial/industrial development must be supported by the finding that such School Fees "are reasonably related and limited to the needs for schools caused by the development."

3. School Fees for 1987 were limited to $1.50 per square foot of enclosed residential floor space and $0.25 per square foot of enclosed commercial/industrial floor space.

4. Every year, School Fees are subject to annual increases based on the Statewide cost index for Class B construction, as determined by the SAB at its January meeting (This provision was changed to every other year by AB181).

The provisions of AB 2926 have since been expanded and revised by AB 1600.

B. AB 1600

AB 1600, which created Sections 66000 et seq. of the Government Code, was enacted by the State in 1987. AB 1600 requires that all public agencies satisfy the following requirements when establishing, increasing or imposing a fee as a condition of approval for a development project.

1. Determine the purpose of the fee.

2. Identify the facilities to which the fee will be put.

3. Determine that there is a reasonable relationship between the need for public facilities and the type of development on which a fee is imposed.

4. Determine that there is a reasonable relationship between the amount of the fee and the public facility or portion of the public facility attributable to the development on which the fee is imposed.

5. Provide an annual accounting of any portion of the fee remaining unexpended, whether committed or uncommitted, in the School District's accounts five or more years after it was collected.

In other words, AB 1600 limits the ability of a school district to levy School Fees unless (i) there is a need for the School Fee revenues generated and (ii) there is a nexus or relationship between the need for School Fee revenues and the type of development project on which the School Fee is imposed. (The requirements of AB 1600 were clarified with the passage in 2006 of AB 2751, which codifies the findings of *Shapell Industries vs. Milpitas Unified School District*.) The Study will provide information necessary to establish such a nexus between School Fees and residential development.

III. Methodology of Study

The School District is projecting an increase in student enrollment attributable to new residential development in future years. This projected growth will create a demand for new school facilities to be constructed within the School District and the need to incur significant school facilities costs to meet that demand. As a result, the School District has determined that School Fees should be levied on new development projects. In particular, the School District has determined that School Fees must be levied on new residential projects, if findings can be made that such projects will lead to higher student enrollment and increased facilities costs. The objective of the Study is to provide a basis for such findings consistent with the requirements of AB 2926, AB 1600, and the provisions of Section 66001 of the Government Code.

A. Overview of Methodology

In order to evaluate the existence of a nexus, the Study identifies and analyzes the various connections or linkages between residential development and (i) the need for school facilities, (ii) the cost of school facilities, and (iii) the amount of School Fees that can justifiably be levied. The primary linkages identified include the following:

1. Housing projections (i.e., the projected number of residential units to be constructed within the School District);

2. Student generation (i.e., the number of students generated from a residential unit within the School District);

3. Facility requirements (i.e., the number of new school facilities required to house students generated from new residential units);

4. School facilities cost impacts (i.e., the costs to the School District associated with the construction of new school facilities); and

5. School Fee requirements (i.e., the School District's need to levy School Fees to cover the cost of new school facilities).

The above linkages result in a series of impacts which (i) connect new residential development with increased school facilities costs and (ii) connect School Fees per residential building square foot with increased facilities costs. These impacts are identified for two (2) residential land uses; SFD units and MFA units (e.g., condominiums, apartments, townhomes, duplexes, etc.). These "linkage impacts" include four (4) major types:

1. Residential Unit Projections
2. Student Generation Factors
3. School Facilities Cost Impacts
4. Maximum School Fee Revenues

B. Residential Unit Projections

The number of Future Units to be constructed within the boundaries of the School District was determined based on information provided by SCAG.

C. Student Generation Factors

SGFs by school level (e.g., elementary school and intermediate school) for each of the residential land use categories were calculated by Dolinka Group. Dolinka Group calculated SGFs for the School District through an analysis which consisted of cross-referencing the School District's actual enrollment data against residential data from the Office of the Assessor for the County ("County Assessor").

D. School Facilities Cost Impacts

School facilities cost impacts were calculated by determining the additional elementary school and intermediate school facilities needed to adequately house students generated from Future Units and the total cost for those school facilities. School facilities costs are based on estimates prepared by Dolinka Group and are attached and incorporated herein as Exhibit C.

E. Maximum School Fee Revenues

Maximum School Fee revenues for residential development were based on the current maximum residential School Fee authorized by the SAB (currently $3.48 per square foot) under AB 2926. Based on the current fee sharing arrangement of the School District with OUHSD, the School District may collect up to 66 percent of the current maximum School Fee or $2.30 per square foot of new residential construction.

F. Comparison of School Facilities Cost Impacts and Maximum School Fee Revenues

If school facilities cost impacts per residential square foot are greater than maximum School Fee revenues, then the levy of the maximum residential School Fee is justified to cover as much of school facilities cost impacts per residential square foot as possible. Should school facilities cost impacts per residential square foot be less than maximum School Fee revenues, then only a School Fee equivalent to the school facilities cost impacts per residential square foot can be justified to cover facilities needs generated by future residential development. Under this latter circumstance, the School District would not be justified in imposing the maximum residential School Fee per square foot.

IV. Facilities Capacity and Student Enrollment

In order to determine whether the School District's existing school facilities contain excess capacity to house students generated by new residential development, school year 2015/2016 student enrollment and school facilities capacity of the School District were evaluated.

Collectively, the School District's school facilities in school year 2015/2016 have a capacity of 17,030 students per Section 17071.10(a) of the Education Code. These capacities include seats from all new school facility construction projects funded by the State and teaching stations purchased by the School District without State funding (see Exhibit A for SAB Form 50-02 and Exhibit B for an updated school facilities capacity calculation). Of these 17,030 existing seats, 13,808 are at the elementary school level and 3,222 are at the intermediate school level. The enrollment of the School District in school year 2015/2016 is 16,908 students. As shown in Table 1 below, the School District's facilities capacity exceeds student enrollment at the elementary school level while the student enrollment exceeds facilities capacity at the intermediate school level in school year 2015/2016.

Table 1
Existing School Facilities Capacity and Student Enrollment

School Level	2015/2016 Facilities Capacity[1]	2015/2016 Student Enrollment[2]	Excess/ (Shortage) Capacity
Elementary School (Grades K-6)	13,808	13,525	283
Intermediate School (Grades 7-8)	3,222	3,383	(161)
Total	**17,030**	**16,908**	**122**

[1] SAB Form 50-02 (Exhibit A) plus additional State funded capacity and teaching stations purchased by the School District (Exhibit B).
[2] 2015/2016 student enrollment provided by the School District.

As indicated in Table 1, 283 elementary school seats are available to house students generated from Future Units. These surplus seats will be addressed in Section V below.

V. Impact of Residential Development on School Facilities Needs

As discussed in Section III, the objective of the Study is to determine the appropriateness of the imposition of a School Fee on residential property to finance school facilities necessitated by students to be generated from new residential development. Section III outlined the methodology which was employed in the Study to meet that objective. Section V is a step-by-step presentation of the results of the analysis.

A. Projected Residential Development within the School District

The initial step in developing a nexus as required by AB 2926 and AB 1600 is to determine the number of Future Units to be constructed within the School District's boundaries. Based on information provided by SCAG, Dolinka Group has estimated that the School District could experience the construction of approximately 8,094 Future Units through calendar year 2035. Of these 8,094 Future Units, 5,180 are expected to be SFD units and 2,914 are expected to be MFA units. Table 2 distinguishes Future Units by land use.

Table 2
Future Units

Land Use	Total Future Units
Single Family Detached	5,180
Multi-family Attached	2,914
Total Units	**8,094**

B. Reconstruction

Reconstruction is the act of replacing existing structures with new construction, which may have an alternative land use (i.e., commercial/industrial versus residential) or may consist of different residential unit types (i.e., SFD versus MFA, etc.).

B1. Residential Reconstruction

Residential Reconstruction consists of voluntarily demolishing existing residential units and replacing them with new residential development. To the extent Reconstruction increases the residential square footage beyond what was demolished ("New Square Footage"), the increase in square footage is subject to the applicable School Fee as such construction is considered new residential development. As for the amount of square footage constructed that replaces only the previously constructed square footage ("Replacement Square Footage"), the determination of the applicable fee, if any, is subject to a showing that the Replacement Square Footage results in an increase in student enrollment and, therefore, an additional impact being placed on the School District to provide school facilities for new student enrollment.

Prior to the imposition of fees on Replacement Square Footage, the School District shall undertake an analysis on any future proposed projects to examine the extent to which an increase in enrollment can be expected from Replacement Square Footage due to any differential in SGFs as identified in the Study for the applicable unit types between existing square footage and Replacement Square Footage. Any such fee that is calculated for the Replacement Square Footage shall not exceed the School Fee that is in effect at such time.

B2. Reconstruction of Commercial/Industrial Construction into Residential Construction

The voluntary demolition of existing commercial/industrial buildings and replacement of them with new residential development is a different category of Reconstruction. Dolinka Group is aware that such types of Reconstruction may occur within the School District in the future, however, Dolinka Group was unable to find information (i) about the amount planned within the School District in the future or (ii) historical levels, which might indicate the amount to be expected in the future. Due to the lack of information, the School District has decided to evaluate the impacts of Commercial/Industrial Reconstruction projects on a case-by-case basis and will make a determination of whether a fee credit is justified based on the nature of the project.

C. Student Generation Factors per Residential Unit

In order to analyze the impact on the School District's student enrollment from Future Units, Dolinka Group calculated SGFs for SFD and MFA units. The process of determining SGFs involved cross-referencing the School District's enrollment data against the County Assessor residential data.

Sorting and extracting the County Assessor records by land use, Dolinka Group developed a database of 18,975 SFD units. This database was then compared with the School District's student enrollment database to identify address matches. Upon comparison of the two (2) databases, 10,162 student matches were found, resulting in the SGFs shown in Table 3.

Table 3
Student Generation Factors for Single Family Detached Units

School Level	Students Matched	Single Family Detached Units	Student Generation Factors
Elementary School	7,008	18,975	0.3693
Intermediate School	3,154	18,975	0.1662
Total	**10,162**	**N/A**	**0.5355**

A procedure identical to the one used in calculating the SGFs for SFD units was used to determine SGFs for MFA units. A total of 5,345 students matched to the MFA database which consisted of 10,975 units. The resulting SGFs for MFA units are shown in Table 4 below.

Table 4
Student Generation Factors for Multi-family Attached Units

School Level	Students Matched	Multi-family Attached Units	Student Generation Factors
Elementary School	3,706	10,975	0.3377
Intermediate School	1,639	10,975	0.1493
Total	**5,345**	**N/A**	**0.4870**

However, due to incomplete and incorrect address information in both the student enrollment and residential databases, Dolinka Group was unable to match all of the School District's students. The results are SGFs that understate the number of students generated by SFD and MFA units. After accounting for incoming interdistrict students that reside outside of the School District's boundaries as well as students matching to uncoded parcels, there were 738 unmatched students. Therefore, Dolinka Group adjusted the SGFs listed in Tables 3 and 4 based on a rate which considers the number of students successfully matched to a school level and land use. The adjusted SGFs for each land use by school level are shown in Table 5.

Table 5
Adjusted Student Generation Factors

School Level	Single Family Detached Units	Multi-family Attached Units
Elementary School	0.3858	0.3527
Intermediate School	0.1749	0.1571
Total	**0.5607**	**0.5098**

D. School District Facilities Requirements

By multiplying the Future Units as listed in Table 2 by the SGFs identified in Table 5, the Study determined the projected number of new students to be generated from Future Units. The Projected Student Enrollment by school level is shown in Table 6.

Table 6
Projected Student Enrollment from Future Units

School Level	Projected Student Enrollment from Future SFD Units	Projected Student Enrollment from Future MFA Units	Projected Student Enrollment from Future Units
Elementary School	1,998	1,028	3,026
Intermediate School	906	458	1,364
Total	**2,904**	**1,486**	**4,390**

As indicated in Section IV, 283 surplus elementary school seats are available to accommodate the Projected Student Enrollment. Therefore, the Projected Unhoused Students are less than the Projected Student Enrollment at the elementary school level. Table 7 shows Projected Unhoused Students for the School District.

Table 7
Projected Unhoused Students from Future Units

School Level	Projected Students from Future Units	Surplus Seats	Projected Unhoused Students
Elementary School	3,026	283	2,743
Intermediate School	1,364	0	1,364
Total	**4,390**	**283**	**4,107**

To determine the number of elementary school and intermediate school facilities necessary to adequately house the Projected Unhoused Students, Dolinka Group divided the Projected Unhoused Students by the estimated school facilities capacity at each school level, as provided by the School District. The additional school facilities requirements are identified in Table 8.

Table 8
Additional School Facilities for Projected Unhoused Students

School Level	Projected Unhoused Students	Estimated Facilities Capacity	Additional Facilities Needed
Elementary School	2,743	750	3.6573
Intermediate School	1,364	1,200	1.1367

E. School District Facilities Costs

School facilities cost estimates at the elementary school and intermediate school levels were prepared by Dolinka Group. The school facilities costs represent the full cost of site acquisition, site development, construction, furniture and equipment, as well as technology. It must be noted that the facilities costs are in 2016 dollars and do not include interest costs associated with debt incurred to finance the construction of facilities. The estimated site acquisition and facility construction costs by school level are shown in Table 9 while the costs for each component of the school facilities construction are listed in Exhibit C.

Table 9
Estimated School Facilities Costs (2016$)

School Level	Site Acquisition Costs	Facility Construction Costs	Estimated Total Cost per Facility
Elementary School	$14,539,996	$21,952,310	$36,492,306
Intermediate School	$34,854,990	$48,365,834	$83,220,824

The costs in Table 9 do not include costs associated with Central Administrative and Support Facilities. As indicated in Table 7, Future Units will cause the enrollment of the School District to increase by approximately 4,107 students. In accordance with the Provisions of Chapter 341, Statutes of 1992, SB 1612, the SAB adopted a report on January 26, 1994, requiring approximately four (4) square feet of central administrative and support facilities for every student. Based on this report and the estimated cost per square foot to construct and furnish these types of facilities, the Study incorporates a Central Administrative and Support Facilities cost impact of $800 per student.

F. Total School Facilities Cost Impacts

To determine the total school facilities cost impacts caused by Future Units, Dolinka Group (i) multiplied the school facilities costs (Table 9) by the additional school facilities needed (Table 8) and (ii) multiplied the central administrative and support facilities costs per student (above paragraph) by the Projected Unhoused Students (Table 7). Table 10 illustrates the total school facilities cost impacts from future residential development.

Table 10
Total School Facilities Cost Impacts from Future Units (2016$)

Item	Cost per Facility /Student	Facilities Required/Students Generated	Total School Facilities Cost Impacts
Elementary School	$36,492,306	3.6573	$133,463,309
Intermediate School	$83,220,824	1.1367	$94,597,110
Central Admin. Impacts	$800	4,107	$3,285,600
Total	**N/A**	**N/A**	**$231,346,019**

G. School Facilities Cost Impacts per Residential Unit

To determine the total school facilities cost impacts per future residential unit, the total school facilities cost impacts listed above need to first be apportioned by land use based on the number of elementary and intermediate school students to be generated from such land use. Table 11 shows total school facilities cost impacts by land use.

Table 11
Total School Facilities Cost Impacts by Land Use (2016$)

School Level	Single Family Detached Units	Multi-family Attached Units	Total School Facilities Cost Impacts
Elementary School	$89,564,751	$46,092,958	$135,657,709
Intermediate School	$63,558,364	$32,129,946	$95,688,310
Total	**$153,123,115**	**$78,222,904**	**$231,346,019**

Total school facilities cost impacts for each land use were then divided by the number of Future Units in such land use to determine school facilities cost impacts per SFD unit and MFA unit. These impacts are shown in Table 12.

Table 12
School Facilities Cost Impacts per Future Unit (2016$)

Land Use	Total School Facilities Cost Impacts	Future Units	School Facilities Cost Impacts per Residential Unit
Single Family Detached	$153,123,115	5,180	$29,560
Multi-family Attached	$78,222,904	2,914	$26,844

H. School Facilities Cost Impacts per Square Foot

To determine the school facilities cost impacts per square foot of residential construction for each land use, the school facilities cost impacts per unit listed in Table 12 were divided by the average square footage of such type of residential unit. Using square footage information for recently constructed units obtained from the County Assessor, Dolinka Group estimates that the average square footage of an SFD unit in the School District is projected to be 2,750 square feet while the average square footage of an MFA unit is projected to be 1,250 square feet. Table 13 shows the school facilities cost impacts per square foot of residential construction in the School District.

Table 13
School Facilities Cost Impacts per Residential Square Foot (2016$)

Land Use	School Facilities Cost Impacts per Residential Unit	Average Square Footage	School Facilities Cost Impacts per Square Foot
Single Family Detached	$29,560	2,750	$10.75
Multi-family Attached	$26,844	1,250	$21.48

I. Comparison of School Facilities Cost Impacts and School Fee Revenues per Residential Square Foot

On February 24, 2016, the SAB increased the maximum residential School Fee authorized by Section 17620 of the Education Code from $3.36 to $3.48 per residential building square foot for unified school districts. Based on the School District's fee sharing agreement with OUHSD, the School District can collect 66 percent, or $2.30 per square foot, for all new Future Units built within its boundaries. Since the School District's share of the current maximum School Fee is less than the school facilities cost impacts per square foot, the School District is fully justified in levying $2.30 per square foot for all new residential development within its boundaries, which represents its portion of the maximum residential School Fee.

S:\Clients\Oxnard SD\Demographics\Fee Studies\SY1516\Reports\Final\FSRES_15535-3601_FN.doc

Exhibit A

Current SAB Form 50-02

STATE OF CALIFORNIA

EXISTING SCHOOL BUILDING CAPACITY

SAB 50-02 (Rev. 01/01) Excel (Rev. 01/25/2001)

STATE ALLOCATION BOA

OFFICE OF PUBLIC SCHOOL CONSTRUCTI

Page 4 c

SCHOOL DISTRICT: OXNARD ELEMENTARY

FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory): 72538

COUNTY: VENTURA

HIGH SCHOOL ATTENDANCE AREA (if applicable):

PART I - Classroom Inventory ☐ NEW ☐ ADJUSTED

	K-6	7-8	9-12	Non-Severe	Severe	Total
Line 1. Leased State Relocatable Classrooms	88			3		91
Line 2. Portable Classrooms leased less than 5 years						
Line 3. Interim Housing Portables leased less than 5 years						
Line 4. Interim Housing Portables leased at least 5 years						
Line 5. Portable Classrooms leased at least 5 years						
Line 6. Portable Classrooms owned by district	47	12		8		67
Line 7. Permanent Classrooms	272	103		10	10	395
Line 8. Total (Lines 1 through 7)	407	115		21	10	553

PART II - Available Classrooms

Capacity	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 4						
b. Part I, line 5						
c. Part I, line 6	47	12		8		67
d. Part I, line 7	272	103		10	10	395
→ e. Total (a, b, c, & d)	319	115		18	10	462

Deduct	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 8	407	115		21	10	553
b. Part I, lines 1,2,5 and 6 (total only)						158
c. 25 percent of Part I, line 7 (total only)						99
d. Subtract c from b (enter 0 if negative)	51	4		4		59
e. Total (a minus d)	356	111		17	10	494

PART III - Determination of Existing School Building Capacity

	K-6	7-8	9-12	Non-Severe	Severe
Line 1. Classroom capacity	7,975	3,105		234	
Line 2. SER adjustment					
Line 3. Operational Grants	2,187				
Line 4. Greater of line 2 or 3	2,187				
Line 5. Total of lines 1 and 4	10,162	3,105		234	90

I certify, as the District Representative, that the information reported on this form is true and correct and that:
I am designated as an authorized district representative by the governing board of the district; and,
This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC).
In the event a conflict should exist, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE: Richard Duarte

DATE: 2/21/01

Exhibit B

Updated School Facilities Capacity Calculation

Oxnard School District
School Facilities Capacity Calculation

Application	Item	Elementary School	Intermediate School
N/A	SAB Form 50-02	10,162	3,105
N/A	Non-Severe/Severe Capacity	221	63
N/A	Relocatables Added	0	54
50/72538-00-001	Ramona Elementary	625	0
50/72538-00-004	Thurgood Marshall Elementary	625	0
50/72538-00-005	Cesar Chavez Elementary	825	0
50/72538-00-006	Curren Elementary	300	0
50/72538-00-007	Kamala Elementary	550	0
50/72538-00-008	Juan Lagunas Soria Elementary	150	0
50/72538-00-008	Driffill Elementary	350	0
Total Capacity	**N/A**	**13,808**	**3,222**

Exhibit C

Updated School Facilities Cost Estimates

Oxnard School District
Summary of Estimated Costs
Elementary School
March 2016

A. Site				**$14,539,996**
	Purchase Price of Property		$14,499,996	
		Acres [1]: 12		
		Cost/Acre: $1,208,333		
	EIR		$20,000	
	Appraisals		$10,000	
	Surveys		$5,000	
	Escrow/Title		$5,000	
	[1] Assumes Net Usable Acres			
B. Plans				**$1,234,969**
	Architect's Fee		$1,101,563	
	Preliminary Tests		$20,000	
	DSA/SDE Plan Check		$93,406	
	Energy Fee Analysis		$15,000	
	Other		$5,000	
C. Construction				**$18,281,250**
	(Includes Construction, Site Development, General Site Development, and Technology)			
	Square Feet / Student	75		
	Cost / Square Feet	$325		
D. Tests				**$50,000**
E. Inspection				**$144,000**
	($12,000 per month for 12 months)			
F. Furniture and Equipment				**$466,875**
	($5 per Square Foot, includes Cost Index Adjustment of 66%)			
G. Contingency				**$522,756**
	($2000 + 1.5% of items A-F)			
H. Items Not Funded by the State				**$1,252,460**
	Technology (5% of Construction)		$914,063	
	Library Books (8 books/student @ $15)		$90,000	
	Landscaping ($0.44/sq. ft x 12 acres)		$229,997	
	Landscape Architect Fees (8% of Landscaping)		$18,400	
I. Total Estimated Cost				**$36,492,306**

Summary	
School Facilities Capacity - Traditional Calendar	**750**
School Facilities Cost per Student - Traditional Calendar	**$48,656**

Oxnard School District
Summary of Estimated Costs
Intermediate School
March 2016

A. Site				**$34,854,990**
	Purchase Price of Property		$34,799,990	
		Acres [1]: 28.8		
		Cost/Acre: $1,208,333		
	EIR		$25,000	
	Appraisals		$12,000	
	Surveys		$8,000	
	Escrow/Title		$10,000	
	[1] Assumes Net Usable Acres			
B. Plans				**$2,478,000**
	Architect's Fee		$2,197,500	
	Preliminary Tests		$45,000	
	DSA/SDE Plan Check		$203,000	
	Energy Fee Analysis		$25,000	
	Other		$7,500	
C. Construction				**$40,200,000**
	(Includes Construction, Site Development, General Site Development, and Technology)			
	Square Feet / Student	100		
	Cost / Square Feet	$335		
D. Tests				**$180,000**
E. Inspection				**$324,000**
	($12,000 per month for 18 months x 1.5 inspectors)			
F. Furniture and Equipment				**$1,195,200**
	($6 per Square Foot, includes Cost Index Adjustment of 66%)			
G. Contingency				**$1,190,483**
	($2000 + 1.5% of items A-F)			
H. Items Not Funded by the State				**$2,798,151**
	Technology (5% of Construction)		$2,010,000	
	Library Books (8 books/student @ $20)		$192,000	
	Landscaping ($0.44/sq. ft. x 28.8 acres)		$551,992	
	Landscape Architect Fees (8% of Landscaping)		$44,159	
I. Total Estimated Cost				**$83,220,824**

Summary	
School Facilities Capacity - Traditional Calendar	**1,200**
School Facilities Cost per Student - Traditional Calendar	**$69,351**

School Facilities Needs Analysis

Oxnard School District

March 17, 2016

Prepared For:
Oxnard School District
1051 South A Street
Oxnard, CA 93030
T 805.487.3918

Prepared By:
Dolinka Group, LLC
8955 Research Drive
Irvine, CA 92618
T 949.250.8300

Table of Contents

Section **Page**

Executive Summary ---------- ES-1

I. General ---------- 1

II. Eligibility to Collect Alternative Fees ---------- 4
- A. Eligibility to Receive State Funds ---------- 4
- B. Statutory Requirements ---------- 4
- C. Eligibility to Collect Alternative Fees ---------- 5

III. Projected Unhoused Students from Residential Development over the Next Five Years ---------- 6
- A. Projected Student Enrollment ---------- 6
- B. Current Capacity ---------- 9
- C. Projected Unhoused Students ---------- 9

IV. Surplus School Sites and Existing Surplus Local Funds ---------- 11

V. Alternative No. 2 Fee ---------- 12
- A. Alternative No. 2 Fee School Facility Costs ---------- 12
- B. Credit for Local Funds ---------- 17
- C. Alternative No. 2 Fee Calculation ---------- 17

VI. Alternative No. 3 Fee ---------- 19
- A. Alternative No. 3 Fee School Facility Costs ---------- 19
- B. Alternative No. 3 Fee Calculation ---------- 19

VII. Section 66000 of the Government Code ---------- 21

Exhibits

Exhibit A: Current SAB Form 50-01
Exhibit B: Current SAB Form 50-02
Exhibit C: Current SAB Form 50-03
Exhibit D: Eligibility Determination from the SAB
Exhibit E: Summary of School Facility Planning Policies and Estimates of Actual School Facility Costs
Exhibit F: Information on Measure R
Exhibit G: Bonding Capacity Calculation
Exhibit H: Correspondence with the Cities and Counties
Exhibit I: Reconstruction
Exhibit J: Updated School Facilities Capacity Calculation
Exhibit K: Matriculation and Allocation of Surplus Seats
Exhibit L: Identification and Consideration of Local Funding Sources per Section 65995.5(c)(2) and Section 65995.6(b)(3)
Exhibit M: Calculation of Additional Grants for General Site Development

Executive Summary

This School Facilities Needs Analysis ("Analysis") has been prepared in accordance with applicable laws to provide the factual basis for the Oxnard School District ("School District") to consider and, if desired, adopt alternative school facility fees ("Alternative Fees") that may be collected from residential development in the School District consistent with Section 17620 of the Education Code and Sections 65995.5, 65995.6, and 65995.7 of the Government Code (future code section references are to the Government Code unless otherwise specified). The Analysis provides factual information as to the following three (3) elements:

(i) Determination by the State Allocation Board ("SAB") of eligibility to receive funds from the State of California ("State") for new school facility construction;
(ii) Designation by the School District of satisfying at least two (2) of the four (4) statutory school requirements ("Statutory Requirements") set forth in Section 65995.5(b)(3); and
(iii) Calculation of the amount of the permissible Alternative Fees authorized by Section 65995.5 ("Alternative No. 2 Fee") and by Section 65995.7 ("Alternative No. 3 Fee").

A. Eligibility for New Construction Funding from the State

The School District has taken action electing to participate in the School Facilities Program ("SFP") established by Section 17070.10 of the Education Code and authorized a designated representative to (i) approve, certify, and submit the SAB Forms 50-01, 50-02, and 50-03 to the SAB and (ii) request an eligibility determination ("Eligibility Determination") for new construction funding as required by the SFP.

As shown in Exhibits A, B, C, and D, the School District is eligible to receive new construction funding under the SFP.

B. Compliance with Statutory Requirements

A review of the records of the School District was accomplished to ascertain if the School District satisfies at least two (2) of the Statutory Requirements. Table ES-1 summarizes the Statutory Requirements and identifies those satisfied by the School District as of the date hereof.

Table ES-1
Summary of Statutory Requirements

Statutory Requirements	Status
Substantial enrollment as defined in Section 65995.5(b)(3)(A) of its students on a multi-track year-round calendar	**Not Met**
Placed at least one (1) general obligation ("GO") bond measure on the ballot in the last four (4) years, and the measure received at least 50 percent plus one (1) of the votes cast	**Met**
Issued debt or incurred obligations for capital outlay in an amount equivalent to the percentage of its bonding capacity specified in Section 65995.5(b)(3)(C)	**Met**
At least 20 percent of the teaching stations are relocatable classrooms	**Met**

C. Calculation of Alternative No. 2 Fee and Alternative No. 3 Fee

The facts set forth herein justify on a roughly proportional and a reasonably related basis that the following amounts meet the requirements of Sections 66000 *et seq.*, as well as other applicable legal requirements, including but not limited to Sections 65995.5, 65995.6 and 65995.7. The Alternative No. 2 Fee and Alternative No. 3 Fee for the School District are listed in Table ES-2.

Table ES-2
Alternative Fees (2016$)

Fee	Amount per Square Foot
Alternative No. 2 Fee	$3.64
Alternative No. 3 Fee	$7.28

Attached as Exhibit E is (i) a summary of the school facility planning policies of the School District and (ii) an estimate of the school facilities cost impacts per square foot of residential construction. As can be seen from comparing Exhibit E to the recommended Alternative No. 2 Fee and the Alternative No. 3 Fee in Table ES-2, the Alternative Fees are less than the comparable amounts set forth in Exhibit E and are not sufficient to cover all of the actual school facilities cost impacts caused by new residential development on the School District. Therefore, the Alternative No. 2 Fees and the Alternative No. 3 Fees are reasonably related and roughly proportional to the cost of school facilities for the future development identified in the Analysis in accordance with applicable laws.

D. Imposition of Alternative No. 2 Fee and Alternative No. 3 Fee

Prior to the adoption of the Analysis, the public is given a 30-day period to review and comment on the Analysis, and any written comments received by the Governing Board of the School District must be responded to. The Governing Board is also required to hold a public hearing prior to its consideration of the Analysis.

Should the Governing Board of the School District approve the resolution that adopts the Analysis and the accompanying Alternative No. 2 Fee and Alternative No. 3 Fee, those amounts would be effective immediately for a period not to exceed 12 months. By approving the Analysis and the accompanying Alternative Fees, the Governing Board is authorizing the imposition of the Alternative No. 2 Fee for those periods when the State has new construction bond funds available and the Alternative No. 3 Fee for those periods when the SAB is no longer approving apportionments for new construction due to a lack of funds available and the conditions in Section 65995.7 have been met.

I. General

Upon adoption of Alternative Fees by a school district, such Alternative Fees may be required in accordance with applicable law. It is anticipated that such adoption will specify that Alternative No. 2 Fees will be required as provided in Section 65995.5(a) if the SAB is approving apportionments for new construction funding, and Alternative No. 3 Fees will be required as provided in Section 65995.7(a), if the SAB is not approving apportionments for new construction funding, and subject to the suspension of Alternative No. 3 Fees as set forth in Section 65995.7(a)(3).

The Analysis is divided into seven (7) main sections.

» Section I is the introductory section that generally describes the methodology used in preparing the Analysis.

» Section II describes the Eligibility Determination that has been obtained from the SAB, as well as documents which of the four (4) Statutory Requirements the School District presently satisfies.

» Section III projects the unhoused students to be generated by residential development anticipated to occur in the School District over the next five (5) years ("Future Units") in accordance with Section 65995.6(a).

» Section IV identifies any surplus school sites or existing surplus local funds that the School District might elect in whole or part to use to reduce the impact of the Future Units on the School District.

» Section V of the Analysis sets forth the recommended amount of the Alternative No. 2 Fee.

» Section VI of the Analysis sets forth the recommended amount of the Alternative No. 3 Fee.

» Finally, Section VII documents facts whereby the School District may make determinations regarding compliance of the Alternative Fees with Sections 66000 *et seq.*

Eligibility to Collect Alternative Fees

Eligibility to Receive State Funds

A school district must have been determined by the SAB to be eligible for new construction funding under the SFP pursuant to Section 65995.5(b)(1).

Statutory Requirements

A school district must satisfy at least two (2) of the four (4) Statutory Requirements in order to adopt and impose Alternative Fees. The Statutory Requirements are summarized as follows:

1. A school district has a substantial enrollment, as defined in Section 65995.5(b)(3)(A) ("Substantial Enrollment") of its students on a multi-track year-round calendar;

2. A school district has placed at least one (1) GO bond measure on the ballot in the last four (4) years, and the measure received at least 50 percent plus one (1) of the votes cast;

3. A school district has issued debt or incurred obligations for capital outlay in an amount equivalent to a certain percentage of its bonding capacity; and/or

4. At least 20 percent of the teaching stations within a school district are relocatable classrooms.

Projected Unhoused Students from Future Residential Development

Total Projected Student Enrollment

In determining the amount of any proposed Alternative Fees, a school district must project in accordance with Section 65995.6 the total number of students to be generated by Future Units ("Projected Student Enrollment"). This projection is performed by applying the student generation rates for residential development over the previous five (5) years of a type similar to that of the Future Units either in the school district or in the city or the county in which the school district is located. The projection may be modified by relevant planning agency information.

Excess Capacity

A school district must identify and consider the number of excess seats, if any, which are available at each school level (i.e., elementary school and intermediate school). If surplus seats exist at one (1) or more school levels, the school district must determine what portion of the excess seats, if any, should be made available to accommodate the Projected Student Enrollment. The determination may include such considerations as matriculation of existing students, advance funding from mitigated future residential units, long term needs of the school district, as well as other relevant factors. Excess seats shall be determined by comparing capacity as calculated pursuant to Section 17071.25 of the Education Code to student enrollment.

Projected Unhoused Students

Lastly, a school district must reduce the Projected Student Enrollment by the excess capacity, if any, that is identified and allocated by the school district to the Future Units to calculate the number of projected unhoused students ("Projected Unhoused Students").

Surplus Property and Existing Surplus Local Funds

Surplus Property

A school district must identify and make a reasonable allocation of surplus property, if any, which could be (i) used as a school site and/or (ii) sold to finance additional school facilities needed to accommodate the Projected Unhoused Students.

Existing Surplus Local Funds

A school district must identify and make a reasonable allocation of existing surplus local sources, including local funds, which includes commercial/industrial school fees ("Local Funds"), if any, that could be available to finance the construction of school facilities needed to accommodate the Projected Unhoused Students as referred to in Section 65995.5(c)(2) and 65995.6(b)(3).

Alternative No. 2 Fee

Student Capacity and Site Size of Future School Facilities

A school district must determine the appropriate number of students to be housed at each school level. Pursuant to Section 65995.5(h), after this determination has been made, the school district must calculate the appropriate site size for each school level based on the "School Site Analysis and Development Handbook" published by the State Department of Education as that handbook read as of January 1, 1998.

Site Acquisition and Site Development Costs

A school district must establish a factual basis for the estimated cost of acquiring property(s) for a school site(s) or the appraised value of a proposed school site(s). Additionally, the school district must establish an estimate of the permissible cost of developing such site(s). The site development cost includes utilities, off-site, and service site development costs.

Total School Facility Costs per Student and Total School Facility Costs

A school district must estimate the total school facility costs per student based on the site acquisition and the site development costs mentioned above, as well as the amounts specified in Section 65995.5, which may or may not be adequate to fund the necessary school facilities. Thereafter, the total school facility costs must be calculated. This calculation involves multiplying the number of Projected Unhoused Students by the school facility costs per student set forth in Section 65995.5 and subtracting any available local sources, including Local Funds, identified by the school district and dedicated to such portion of future development in the school district.

Residential Square Footage to be Constructed during the Next Five (5) Years

Based on information from the county, the city(s) or one (1) or more independent third party market reports, a school district must estimate the total assessable square footage of the Future Units.

Alternative No. 2 Fee

A school district must calculate the Alternative No. 2 Fee by dividing the total school facility costs by the total assessable square footage of the Future Units in accordance with Section 65995.5(c).

Alternative No. 3 Fee

Alternative No. 3 Fee

The Alternative No. 3 Fee is determined by increasing the Alternative No. 2 Fee by an amount that may not exceed the amount calculated pursuant to Section 65995.5(c), provided that the calculation of such amount excludes reductions for available local sources, including Local Funds, identified and dedicated in accordance with Section 65995.7(a).

II. Eligibility to Collect Alternative Fees

Section 65995.5 requires that a school district (i) be eligible for new construction funding under the SFP and (ii) satisfy at least two (2) of the Statutory Requirements to be eligible to impose an Alternative No. 2 Fee or an Alternative No. 3 Fee. Section II.A provides an evaluation of the eligibility of the School District for new construction funding under the SFP and Section II.B documents the School District's satisfaction of at least two (2) Statutory Requirements.

A. Eligibility to Receive State Funds

The School District has taken action electing to participate in the SFP established by Section 17070.10 of the Education Code. Additionally, the School District authorized a designated representative to (i) approve, certify, and submit the SAB Forms 50-01, 50-02, and 50-03 to the SAB and (ii) request an Eligibility Determination for new construction funding as required by the SFP. The School District filed SAB Forms 50-01, 50-02, and 50-03 and requested an Eligibility Determination for new construction funding as required by the SFP on August 23, 1999. On March 22, 2000, the Eligibility Determination of the School District was approved by the SAB. Subsequently, the School District submitted updated SAB Forms 50-01, 50-02, and 50-03 as part of its ongoing facilities planning and financing program. The most current SAB Forms 50-01, 50-02, and 50-03 are incorporated herein as Exhibits A, B, and C, respectively. As shown in the School District's most current Eligibility Determination from the SAB (attached and incorporated as Exhibit D), the School District is eligible for new construction funding under the SFP for 4,949 students in grades kindergarten through 6, 876 students in grades 7 and 8, 43 non-severe special day class students, and 111 severe special day class students.

B. Statutory Requirements

As stated in Section I, a school district must satisfy at least two (2) of the four (4) Statutory Requirements in order to levy Alternative Fees. What follows are facts establishing that the School District satisfies at least two (2) of the Statutory Requirements.

1. <u>Substantial Enrollment on Multi-track Year-Round Schedule</u>

This Statutory Requirement is met if the school district has Substantial Enrollment on a multi-track year-round schedule. Substantial Enrollment is defined differently for different types of school districts, as follows:

a. *Unified School Districts and Elementary School Districts*. At least 30 percent of the school district's students in grades kindergarten through 6 are on a multi-track year-round schedule in the high school attendance area in which all or some of the new residential units identified in the Analysis are planned for construction.

b. *High School Districts.* (i) At least 30 percent of the high school district's students are on a multi-track year-round schedule, or (ii) at least 40 percent of the students in grades kindergarten through 12 within the boundaries of the high school attendance area in which all or some of the new residential units identified in the Analysis are planned for construction are on a multi-track year-round schedule.

The School District has determined that this Statutory Requirement has not been satisfied.

2. **General Obligation Bond Measure**

This Statutory Requirement is met if the school district has placed a GO bond measure on the ballot in the last four (4) years and received at least 50 percent plus one (1) of the votes cast on one (1) such measure.

The School District has determined that this Statutory Requirement has been satisfied. This determination is based on the fact that Measure R was placed before the voters of the School District on the November 6, 2012, ballot and the measure received an approval rate of 66.39 percent. Please see Exhibit F for more information on Measure R.

3. **Debt or Obligations for Capital Outlay**

This Statutory Requirement is met if the school district has issued debt or incurred obligations for capital outlay in an amount equivalent to a specified percent of its local bonding capacity. If the debt does not include debt associated with a Mello-Roos Community Facilities District ("CFD") formed by a landowner election after November 4, 1998, the threshold is 15 percent. If the debt includes debt associated with a Mello-Roos CFD formed by a landowner election after November 4, 1998, the threshold is increased to 30 percent. All debt and obligations to be repaid from property taxes, parcel taxes, special taxes, and the school district's general fund may be included.

The School District has determined that this Statutory Requirement has been satisfied. The School District currently has $138,458,139 in outstanding GO bonds issued by the School District. This debt represents 81.99 percent of the School District's bonding capacity (see Exhibit G for a calculation of the School District's bonding capacity). Please note the District applied for and was granted a waiver of this limit by the State Board of Education allowing the District to issue GO bonds in an amount not to exceed 1.50 percent of assessed value.

4. **Relocatable Classrooms**

This Statutory Requirement is met if at least 20 percent of the school district's teaching stations are relocatable classrooms.

The School District has determined that this Statutory Requirement has been satisfied. The School District currently has a total of 585 permanent classrooms and 155 relocatable classrooms. This equates to a 20.95 percent relocatable classroom utilization rate.

C. Eligibility to Collect Alternative Fees

As determined above, the School District is eligible to receive new construction funding and currently satisfies at least two (2) of the four (4) Statutory Requirements. As a result, the School District is eligible to adopt and impose Alternative Fees as provided by applicable law.

III. Projected Unhoused Students from Residential Development over the Next Five Years

Section 65995.6(a) requires that the School District determine the need for new school facilities for the Projected Unhoused Students. The calculation of the Projected Unhoused Students shall be based on historical student generation rates ("SGRs") of new residential units constructed during the previous five (5) years of a type similar to that of the Future Units. Section III.A calculates the Projected Student Enrollment. Section III.B sets forth the relevant facts as to the identification of any excess seats which might be considered by the School District as available at each school level to house the Projected Student Enrollment, as determined in Section III.A. Finally, Section III.C calculates the Projected Unhoused Students.

A. Projected Student Enrollment

As stated above, Section 65995.6(a) specifies the methodology the School District must use to calculate the Projected Student Enrollment. What follows is a step-by-step description of this calculation.

1. Student Generation Rates

In order to calculate SGRs in accordance with Section 65995.6(a), the School District must identify residential units that (i) were constructed during the previous five (5) years and (ii) are representative of the Future Units. Residential data pertaining to the School District was obtained by Dolinka Group, LLC from the Office of the Assessor ("Assessor") of the County of Ventura ("County"). Using data from the Assessor of the County and the School District, Dolinka Group compiled a database from such information containing the addresses of the units that met the criteria listed above. Parcels in the database were then classified by housing type (i.e., single family detached, single family attached, and multifamily).

» Residential units classified as single family detached ("SFD") are defined as units with no common walls each assigned a unique Assessor's parcel number.

» The category of single family attached ("SFA") consists of units with common walls each assigned a unique Assessor's parcel number (e.g., townhomes, condominiums, etc.).

» The third type of residential unit, multifamily ("MF"), is defined as a unit with common walls on an Assessor's parcel on which other units are located.

Dolinka Group determined that there were an insufficient number of SFD, SFA, and MF units built over the past five (5) years to calculate SGRs that would be representative of the residential development expected to occur within the School District over the next five (5) years. The Analysis therefore has employed the portion of Section 65995.6(a) that permits a school district to use SGRs of new residential units constructed over the previous five (5) years that are a similar type of unit to those anticipated to be constructed in either the city or county in which the school district is located. The Analysis uses the SGRs for SFD, SFA, MF units that have been experienced and documented by Rio School District ("RSD"), which is also located in the City of Oxnard and the County. Table 1 shows the SGRs for SFD, SFA, MF units by school level.

Table 1
Student Generation Rates

School Level	SFD Student Generation Rates [1]	SFA Student Generation Rates [1]	MF Student Generation Rates [1]
Elementary School (Grades K-5)	0.1600	0.2200	0.1200
Intermediate School (Grades 6-8)	0.0700	0.1000	0.0600
Total	**0.2300**	**0.3200**	**0.1800**

[1] Source: Analysis for RSD dated August 17, 2015.

2. Future Units

In order to obtain information regarding future residential units, the planning departments of the cities of Oxnard, Port Hueneme, and Ventura (collectively, "Cities") and the County of Ventura were contacted (please refer to the map on the following page for a geographic profile of the School District). Based on correspondence from the Cities and County (see Exhibit H), Dolinka Group has determined that the School District could experience the construction of 1,410 Future Units over the next five (5) years. Table 2 distinguishes between Future Units by unit type.

Table 2
Future Units by Unit Type

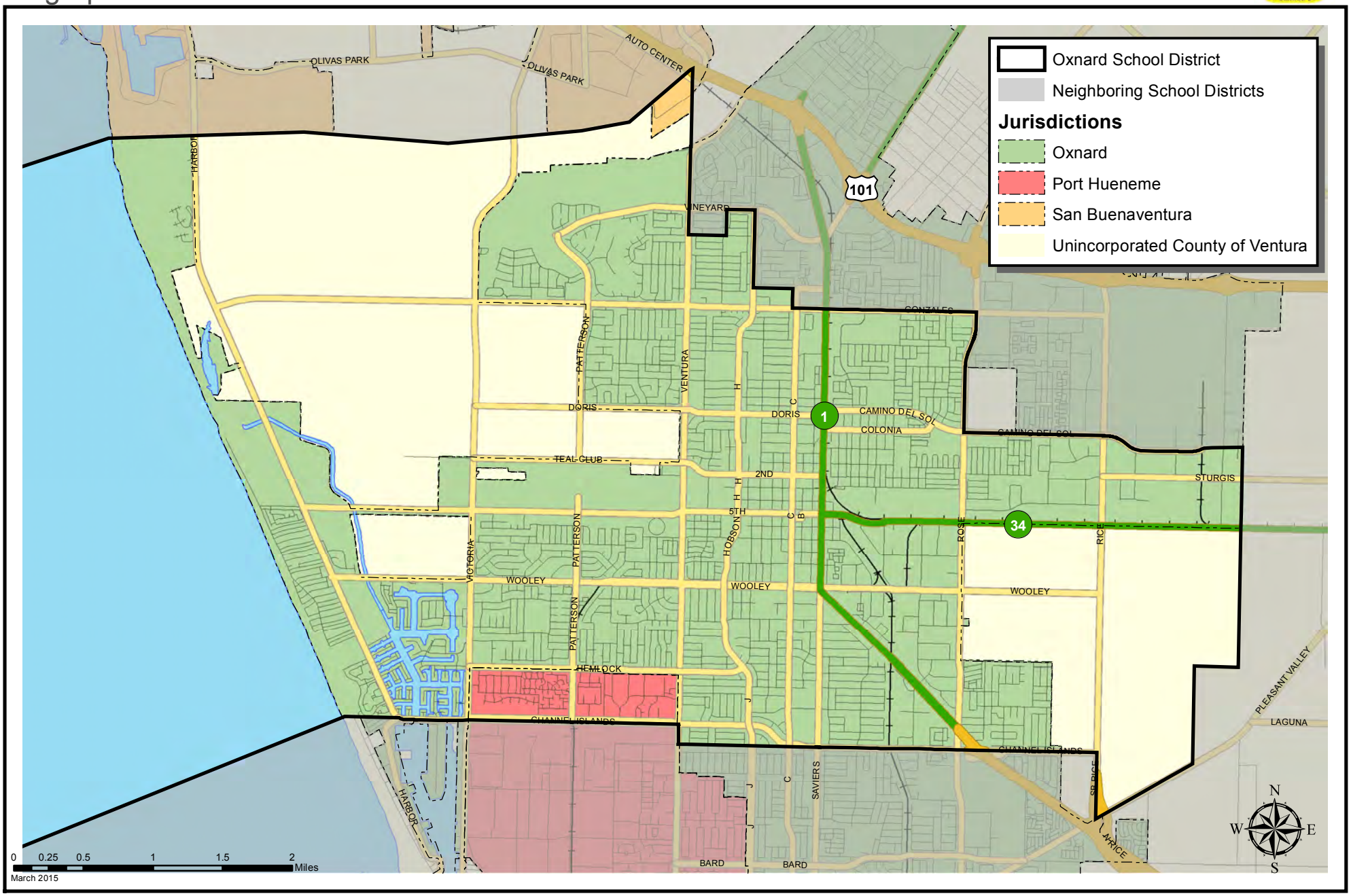
Unit Type	Total Future Units
Single Family Detached	355
Single Family Attached	452
Multifamily	603
Total Units	**1,410**

The projected number of future residential units identified in Table 2 includes units that may result from existing structures that are voluntarily demolished in order to be replaced by new residential development ("Reconstruction"). For additional information regarding the imposition of the Alternative No. 2 Fee and Alternative No. 3 Fee on Reconstruction please refer to Exhibit I.

It should be noted these projections are based on the best available information at this time and are independent of the projected residential development reported to the State in SAB Form 50-01.

Oxnard School District

Geographic Profile - School Year 2014/2015



DOLINKA GROUP

3. Projected Student Enrollment

To calculate the Projected Student Enrollment, the number of Future SFD units, Future SFA units, and Future MF units listed in Table 2 were multiplied by the SGRs shown in Table 1 respectively. The results of this operation are shown in Table 3.

Table 3
Projected Student Enrollment

School Level	Total Projected Students from Future Units
Elementary School	228
Intermediate School	106
Total	**334**

B. Current Capacity

Collectively, the School District's school facilities in school year 2015/2016 have a capacity of 17,030 seats per Section 17071.25 of the Education Code. Of these 17,030 seats, 13,808 are at the elementary school level, 3,222 are at the intermediate school level (the School District's school level configuration in this comparison has been altered to be consistent with SAB Form 50-02). These capacities include seats from all new school facility construction projects funded by the State. Based on student enrollment data for school year 2015/2016, the enrollment of the School District is 16,908 students. As shown in Table 4, facilities capacity exceeds student enrollment at the elementary school level while student enrollment exceeds facilities capacity at the intermediate school levels in school year 2015/2016.

Table 4
Existing School Facilities Capacity and Student Enrollment

School Level[1]	2015/2016 Facilities Capacity [2]	2015/2016 Student Enrollment [3]	Excess/ (Shortage) Capacity
Elementary School (Grades K-5)	13,808	13,525	283
Intermediate School (Grades 6-8)	3,222	3,383	(161)
Total	**17,030**	**16,908**	**122**

[1] The School District operates elementary schools that serve grades K-5 and middle schools that serve grades 6-8. To compare capacity and enrollment consistent with SAB Form 50-02. The School District's school level configuration has been altered in this section.
[2] See Exhibit B for SAB Form 50-02, and Exhibit J for the Updated School Facilities Capacity Calculation.
[3] Student enrollment from October 2015.

C. Projected Unhoused Students

As shown in Table 4, the existing facilities capacity of the School District determined in accordance with Section 65995.6(a) exceeds student enrollment currently being generated from existing residential units by 283 seats at the elementary school level. These surplus seats exist at facilities which will house (i) students generated from Future Units, (ii) students generated from units developed beyond the five-year period of the Analysis.

Due to a trend of increasing enrollment at all grade levels, Dolinka Group matriculated existing students forward five (5) years to determine whether any of the existing surplus elementary school seats will be needed to house future students generated from existing residential units. This resulted in a reduction of surplus seats at the elementary school level to. Table 5 shows the Projected Unhoused Students from Future Units at each school level while Exhibit K provides more information regarding the matriculation process.

Table 5
Projected Unhoused Students from Future Units

School Level	Projected Student Enrollment	Surplus Seat Determination	Projected Unhoused Students
Elementary School	228	0	228
Intermediate School	106	0	106
Total	**334**	**0**	**334**

IV. Surplus School Sites and Existing Surplus Local Funds

Section 65995.6(b) states that the School District must identify and consider (i) surplus property, if any, owned by the School District that can be used as a school site or that is available for sale to finance school facilities, (ii) the extent to which projected enrollment growth can be accommodated at existing school facilities, and (iii) local sources that are available to finance the construction or reconstruction of school facilities needed to accommodate any growth in enrollment attributable to the construction of new residential units. Additionally, Section 65995.5(c)(2) requires the School District to subtract from the school facilities cost impact created by Future Units the amount of Local Funds that the governing board has dedicated to facilities necessitated by new residential units. To comply with Section 65995.6(b), the School District has identified and considered property it owns and has determined that it does not possess any sites that could be considered surplus. The Governing Board will review and re-adopt this Analysis annually, including a review of this determination and any need to consider property that may then be surplus to fund school facilities required to accommodate students being generated from existing residential units, or other students.

As for identifying and considering existing excess capacity that could accommodate the Projected Student Enrollment generated from Future Units, Section III.C. of this Analysis illustrates that the School District has considered and determined that no surplus seats are available to house Projected Student Enrollment from Future Units.

Finally, in accordance with Sections 65995.6(b) and 65995.5(c)(2), the School District has determined that no local sources, including Local Funds, are available to finance the construction or reconstruction of school facilities needed to accommodate any Projected Student Enrollment generated from Future Units (see Exhibit L for more detail on local sources, including Local Funds).

V. Alternative No. 2 Fee

As discussed in Section I, the objective of this Analysis is (i) to determine whether the School District may adopt Alternative Fees and (ii) to determine the permissible amount of the Alternative No. 2 Fee and the Alternative No. 3 Fee that the School District is permitted to levy on new residential development. Based on the findings, determinations, and projections made in Sections II through IV, Section V contains a step-by-step calculation of the permissible Alternative No. 2 Fee in accordance with Section 65995.5.

A. Alternative No. 2 Fee School Facility Costs

As stated in Section 65995.5(c)(1), the initial step in calculating the maximum Alternative No. 2 Fee is to multiply the number of unhoused students generated from Future Units by the appropriate per-pupil grant amounts provided in Section 17072.10(a) of the Education Code. In addition, the sum shall be added to the site acquisition and site development costs determined pursuant to Section 65995.5(h).

1. Per-Pupil Grant Amounts

The per-pupil grant amounts identified in Section 17072.10(a) of the Education Code were adjusted by the SAB on February 24, 2016, pursuant to Section 17072.10(b) of the Education Code. The per-pupil grant amounts specified in Section 17072.10 are adjusted annually by the SAB to reflect construction cost changes as set forth in the statewide cost index for class B construction. Further, pursuant to SAB Regulation 1859.71.2 and Section 17074.56 of the Education Code, the per-pupil grants have been increased to account for automatic fire alarm detection systems and fire sprinkler systems. Table 6 shows the base per-pupil grant amounts.

Table 6
Base Per-Pupil Grant Amounts (2016$)

School Level	Per-Pupil Grant Amount	Additional Grants for Auto Alarm and Fire Sprinkler System	Base Per-Pupil Grant Amount
Elementary School	$10,634	$190	$10,824
Intermediate School	$11,247	$229	$11,476

In addition to the base per-pupil grant amounts shown in Table 6, SAB Regulation 1859.76 provides additional grants for general site development on new school construction projects. Currently, these additional grants are calculated as (i) 6 percent of the base per-pupil grants for elementary and junior high school projects, (ii) 3.75 percent of the base per-pupil grants for high school projects and (iii) a grant of $17,308 per new useable acre acquired for new school construction. To determine the general site development grant for each school level, Dolinka Group first applied the percentages mentioned above to the base per-pupil grant amounts shown in Table 6.

Second, Dolinka Group applied the grant per new useable acre mentioned above to the student capacity of future school facilities and corresponding site size requirements for the School District listed in Table 9 to derive a grant amount per student (see Exhibit M for more information on the calculation of the additional grants for general site development). Table 7 shows these additional grants as well as the total per-pupil grant amount.

Table 7
Total Per-Pupil Grant Amount (2016$)

School Level	Base Per-Pupil Grant Amount	Additional Grants for General Site Development	Total Per-Pupil Grant Amount
Elementary School	$10,824	$894	$11,718
Intermediate School	$11,476	$1,104	$12,580

Applicable law specifies the per-pupil grant amounts specified in Section 17072.10 are adjusted annually by the SAB to reflect construction cost changes as set forth in the statewide cost index for class B construction as provided in Section 17072.10(b) of the Education Code.

2. Total New School Construction Grants

To determine the total new school construction grants under Section 65995.5, the number of Projected Unhoused Students to be generated from Future Units, as shown in Table 5, is multiplied by the total per-pupil grant amounts set forth in Section 17072.10(a) and (b) of the Education Code, as shown in Table 7. Table 8 shows the total new school construction grants of the School District pursuant to Section 65995.5(c)(1).

Table 8
Total New School Construction Grants for Projected Unhoused Students from Future Units (2016$)
(In Accordance with Section 65995.5(c)(1) of the Government Code)

School Level	Projected Unhoused Students	Total Per-Pupil Grant Amount	Total New Construction Grants
Elementary School	228	$11,718	$2,671,704
Intermediate School	106	$12,580	$1,333,480
Total	**334**	**N/A**	**$4,005,184**

3. Total School Site Acquisition and Site Development Costs

In addition to the total new school construction grants specified by Section 17072.10 of the Education Code, Section 65995.5(c)(1) permits the Alternative No. 2 Fee to include site acquisition and site development costs determined pursuant to Section 65995.5(h) and the applicable statutory provisions referred to therein. What follows is the calculation for determining the appropriate site acquisition and site development costs in accordance with Section 65995.5(h).

a. Site Size Requirement

To calculate the amount of site acquisition and site development costs that may be included in the Alternative No. 2 Fee, a school district must determine the student capacity of future school facilities that will be needed to accommodate the Projected Unhoused Students, as well as students to be generated from residential development anticipated to occur over the next 20 years. Based on the educational programs of the School District, the School District has determined that future elementary school facilities will be designed to accommodate 750 students, future middle school facilities will be designed to accommodate 1,200 students. Based on these capacities, the guidelines included in the "School Site Analysis and Development Handbook" published by the State Department of Education as that handbook read as of January 1, 1998, identify the following site sizes for the School District.

Table 9
Student Capacities and Site Sizes of Future School Facilities

School Level	Student Capacity	Site Size (Acres)
Elementary School	750	10.60
Intermediate School	1,200	28.80

It should be emphasized that the site sizes shown in Table 9 are based on site sizes recommended by the State Department of Education as of January 1, 1998. Since that time, the State Department of Education has prepared a revised Handbook that contains site size recommendations more consistent with School District policy. Please refer to Exhibit E for the site sizes more consistent with the revised Handbook.

b. Site Acquisition and Site Development Costs per Acre

Based on an appraisal report prepared by Ventura Appraisal Consulting Corporation, the School District believes that a reasonable estimate for site acquisition is $1,208,333 per acre at both school levels. Site development costs are estimated to be $254,098 per acre at both school levels (the site development cost was taken from the School Facilities Needs Analysis prepared in 2015 and adjusted by the annual change in the construction cost index as published by Marshall & Swift). Table 10 lists the total estimated site acquisition costs and site development costs of the School District in accordance with Section 65995.5(h).

Table 10
Site Acquisition and Site Development Costs of Future School Facilities (2016$)

School Level	Site Acquisition Cost [1]	Site Development Cost [1]	Total Site Cost
Elementary School	$12,808,330	$2,693,439	$15,501,769
Intermediate School	$34,799,990	$7,318,022	$42,118,012

[1] The site acquisition and site development costs are equal to the per acre costs listed above multiplied by the number of acres, as listed in Table 9.

c. School Facilities Needed

To ensure that Future Units are being charged an Alternative No. 2 Fee that is reasonably related to the school facilities that are required to house the Projected Unhoused Students to be generated from Future Units, the School District must identify the number of future school facilities that will be needed to house the Projected Unhoused Students to be generated from Future Units, as well as students to be generated from Future Units and residential development anticipated to occur over the next 20 years. To calculate the number of school facilities that the School District will need to adequately house the Projected Unhoused Students, the number of Projected Unhoused Students for each school level, as listed in Table 5, was divided by the applicable student capacity, as listed in Table 9. The number of school sites expected to be needed to house the Projected Unhoused Students generated from Future Units is shown in Table 11.

Table 11
School Facilities Needed

School Level	Projected Students from Future Units	Facilities Capacity	Total Facilities Needed
Elementary School	228	750	0.304
Intermediate School	106	1,200	0.088

It is important to realize that while the number of Projected Unhoused Students equates only to approximately 30.4 percent of an elementary school, 8.8 percent of an intermediate school, the School District will need to construct at least one (1) elementary school and one (1) intermediate school in the future to accommodate (i) students generated from existing residential units, (ii) students generated from Future Units, and (iii) students generated from future residential units beyond the next five (5) years.

d. Alternative No. 2 Fee Site Costs in Accordance with Section 65995.5(h) of the Government Code

The calculation of the total school site acquisition and site development cost impacts under Section 65995.5(h) is a two-step process. The first step involves calculating the total school site acquisition and site development costs related to the Projected Unhoused Students generated from Future Units. The calculation of this first step is shown in Table 12.

Table 12
Total School Site Acquisition and Site Development Costs for Students from Future Units (2016$)

School Level	Facilities Needed for Students Generated from Future Units	Site Cost	Total Site Costs[1]
Elementary School	0.304	$15,501,769	$4,712,538
Intermediate School	0.088	$42,118,012	$3,706,385
[1] Numbers may not sum due to rounding.			

Only a portion of the total site costs may be included in the calculation of the Alternative No. 2 Fee. Accordingly, the total school site acquisition and site development costs under Section 65995.5(h) must be reduced by half to arrive at the Alternative Fee No. 2 Site Costs. The calculation of this step is shown in Table 13.

Table 13
Alternative No. 2 Fee Site Costs (2016$)
(In Accordance with Section 65995.5(h) of the Government Code)

School Level	Total Site Costs	Multiplier	Alternative No. 2 Fee Site Cost
Elementary School	$4,712,538	50.00%	$2,356,269
Intermediate School	$3,706,385	50.00%	$1,853,193

4. <u>Alternative No. 2 Fee School Facility Costs</u>

As stated previously, the initial step in calculating the maximum Alternative No. 2 Fee is to identify (i) the total new school construction grant, and (ii) the site acquisition and development costs pursuant to Section 65995.5(h). The sum of these amounts, which is the Alternative No. 2 Fee School Facility Costs, is the maximum amount of school facility costs that may be included in the Alternative No. 2 Fee before any local fund credits are applied. For the School District, the total new school construction grant is $4,005,184 and the total site acquisition and site development cost pursuant to Section 65995.5(h) is $4,209,462. These costs and the Alternative No. 2 Fee School Facility Costs are shown by school level in Table 14.

Table 14
Alternative No.2 Fee School Facility Costs (2016$)
(In Accordance with Section 65995.5(c)(1) of the Government Code)

School Level	Total New Construction Grants	Alternative No. 2 Fee Site Costs	Alternative No. 2 Fee School Facility Costs
Elementary School	$2,671,704	$2,356,269	$5,027,973
Intermediate School	$1,333,480	$1,853,193	$3,186,673
Total	**$4,005,184**	**$4,209,462**	**$8,214,646**

B. Credit for Local Funds

The second step in calculating the maximum Alternative No. 2 Fee is to subtract the amount of local sources, including Local Funds, if any, the School District has decided to dedicate to school facilities necessitated by the construction of Future Units from the Alternative No. 2 Fee School Facility Costs in order to calculate the Net Alternative No. 2 Fee School Facility Costs. As stated in Section IV of the Analysis, the School District has determined that no credit is available to accommodate Projected Unhoused Students generated from Future Units (see Exhibit L for more detail on local sources, including Local Funds).

Table 15
Net Alternative No.2 Fee School Facility Costs (2016$)
(In Accordance with Section 65995.5(c)(2) of the Government Code)

Item	Amounts
Alternative No. 2 Fee School Facility Costs	$8,214,646
Credit for Existing Surplus Local Funds	$0
Net Alternative No. 2 Fee School Facility Costs	**$8,214,646**

C. Alternative No. 2 Fee Calculation

The final step in calculating the maximum Alternative No. 2 Fee is to divide the Net Alternative No. 2 Fee School Facility Costs by the total square footage of assessable space for Future Units.

1. Average Square Footage per Unit

In order to project the total square footage of assessable space of the Future Units, the Analysis must estimate the average square footage of Future SFD Units, Future SFA Units, and Future MF Units to be constructed in the School District. To estimate the average square footage of Future Units to be constructed in the School District, Dolinka Group analyzed certificates of compliance issued by the School District over the last five (5) years, and confirmed those estimates with the Planning Departments of the Cities and County. Based on this information, the average Future SFD Unit to be constructed within the School District is estimated to contain 2,750 square feet, the average Future SFA Unit is estimated to contain 1,500 square feet, and the average Future MF Unit estimated to contain 1,000 square feet (see Exhibit H).

2. Total Square Footage of Assessable Space

To calculate the total square footage of assessable space for Future Units, the average square footage of Future SFD Units, Future SFA Units, and Future MF Units listed above was multiplied by the number of Future Units listed in Table 2. The results of this operation are shown in Table 16.

Table 16
Estimated Total Residential Square Footage

Land Use	Future Units	Average Square Footage	Total Square Footage
Single Family Detached	355	2,750	976,250
Single Family Attached	452	1,500	678,000
Multifamily	603	1,000	603,000
Total	**1,410**	**N/A**	**2,257,250**

The projected total square footage of future residential units identified in Table 16 includes units that may result from Reconstruction. For additional information regarding the imposition of the Alternative No. 2 Fee and Alternative No. 3 Fee on Reconstruction please refer to Exhibit I.

3. Calculation of Alternative No. 2 Fee

To calculate the Alternative No. 2 Fee, the Net Alternative No. 2 Fee School Facility Costs, as listed in Table 15, were divided by the total square footage of assessable space of the Future Units, as listed in Table 16. Table 17 provides the Alternative No. 2 Fee that can be adopted by the School District.

Table 17
Alternative No. 2 Fee (2016$)

Item	Amount/Square Footage
Net Alternative No. 2 Fee School Facility Costs	$8,214,646
Total Residential Square Footage	2,257,250
Alternative No. 2 Fee	**$3.64**

VI. Alternative No. 3 Fee

The Alternative No. 2 Fee, which is the maximum Alternative Fee that may be imposed during periods when State funds for new construction are available, was calculated in Section V in accordance with Section 65995.5. During periods when the SAB is no longer approving apportionments for new construction due to a lack of funds available, the Alternative No. 3 Fee may be imposed by a school district, subject to the suspension of Alternative No. 3 Fees as set forth in Section 65995.7(a)(3). Additionally, in accordance with Section 1859.81 of the SAB regulations, a school district requesting financial hardship assistance funding is required to impose the maximum developer fee justified by law (the Alternative No. 2 Fee, or the Alternative No. 3 Fee when the State declares that such fees can be imposed), or an alternative source greater than or equal to the amount of such fees. Similar to the methodology of the calculations performed in Section V, this Section VI provides a calculation of the Alternative No. 3 Fee in accordance with Section 65995.7.

A. Alternative No. 3 Fee School Facility Costs

Pursuant to Section 65995.7, the Alternative No. 3 Fee School Facility Cost, which is the maximum amount of school facility costs that may be included in the Alternative No. 3 Fee, is calculated by increasing the Net Alternative No. 2 Fee School Facility Costs by an amount not to exceed the Alternative No. 2 Fee School Facility Costs. As required by Section 65995.7, this amount has been reduced by the amount of local funds ($0 in the case of the School District) identified pursuant to Section 65995.5(c)(2). Accordingly, Table 18 shows the Net Alternative No. 2 Fee School Facility Costs previously shown in Table 15, and adds to that amount the Alternative No. 2 Fee School Facility Costs previously shown in Table 14. The result, shown in Table 18, is the Alternative No. 3 Fee School Facility Costs.

Table 18
Alternative No. 3 Fee School Facility Costs (2016$)
(In Accordance with Section 65995.7 of the Government Code)

Item	Amounts
Net Alternative No. 2 Fee School Facility Costs	$8,214,646
Alternative No. 2 Fee School Facility Costs	$8,214,646
Alternative No. 3 Fee School Facility Costs	**$16,429,292**

B. Alternative No. 3 Fee Calculation

To calculate the Alternative No. 3 Fee, the Alternative No. 3 Fee School Facility Costs were divided by the total square footage of assessable space of the Future Units listed in Table 16. This calculation is required by Section 65995.5(c)(3) and outlined in Section V.C. of the Analysis. Table 19 provides the Alternative No. 3 Fee that can be levied by the School District on new residential development where permitted by applicable law.

Table 19
Alternative No. 3 Fee (2016$)

Item	Amount/Square Footage
Alternative No. 3 Fee School Facility Costs	$16,429,292
Total Residential Square Footage	2,257,250
Alternative No. 3 Fee	**$7.28**

VII. Section 66000 of the Government Code

Sections 66000 *et seq.* were enacted by the State in 1987. These provisions are assumed to be applicable to the Alternative Fees. Sections 66000 *et seq.* require that all public agencies satisfy the following requirements when establishing, increasing or imposing a fee, such as the herein described Alternative Fees, as a condition of approval for a development project.

1. Determine the purpose of the fee.

2. Identify the facilities to which the fee will be put.

3. Determine that there is a reasonable relationship between the need for public facilities and the type of development on which a fee is imposed.

4. Determine that there is a reasonable relationship between the amount of the fee and the public facility or portion of the public facility attributable to the development on which the fee is imposed.

5. Provide an annual accounting of any portion of the fee remaining unexpended or uncommitted in the School District's accounts.

New residential development in the School District, as shown in the Analysis, will generate additional students who will require the School District to provide additional school facilities. The amount to be included in the Alternative Fees is specified by statute. The Alternative No. 2 Fee of $3.64 per square foot and the Alternative No. 3 Fee of $7.28 per square foot are justified in the Analysis. The estimated average school facilities cost impacts on the School District per square foot of residential development as estimated in Exhibit E is $8.17. As the actual school facilities cost impacts per square foot of residential construction is greater than the Alternative Fees, it is reasonable for the School District to determine that the Alternative No. 2 Fee of $3.64 per square foot and the Alternative No. 3 Fee of $7.28 per square foot are roughly proportional and reasonably related to the actual impacts caused by residential development on the School District.

This Analysis and the information included in Exhibit E therefore establish that the Alternative Fees meet the requirements of Sections 66000 *et seq.* and such a determination by the School District as part of adopting the Alternative Fees is justified and appropriate. The School District, therefore, is justified in levying Alternative Fees on all new development.

By way of summary, the Analysis shows that Future Units will produce additional elementary school and intermediate school students and that the School District does not have the capacity or funds to accommodate all of those additional students. Alternative Fees, therefore, will be used to fund (i) new elementary school and intermediate school facilities, (ii) expansion of existing elementary school and intermediate school facilities, and (iii) other upgrades to existing school facilities, but only to the extent that such items are needed to accommodate the Projected Unhoused Students generated from Future Units and to the extent that the use of the Alternative Fees on such items is permitted by applicable law.

S:\Clients\Oxnard SD\Demographics\SFNA\SY1516\Reports\Final\SFNA_15535-3901.doc

Exhibit A

Current SAB Form 50-01

STATE OF CALIFORNIA

ENROLLMENT CERTIFICATION/PROJECTION

SAB 50-01 (REV 05/09)

STATE ALLOCATION BOARD
OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SCHOOL DISTRICT	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory)
Oxnard Elementary	72538
COUNTY	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable)
Ventura	

Check one: ☐ Fifth-Year Enrollment Projection ☑ Tenth-Year Enrollment Projection

HSAA Districts Only - Check one: ☐ Attendance ☐ Residency

☐ Residency - COS Districts Only - (Fifth Year Projection Only)

☐ Modified Weighting (Fifth-Year Projection Only)

☐ Alternate Weighting - (Fill in boxes to the right):

3rd Prev. to 2nd Prev.	2nd Prev. to Prev.	Previous to Current

Part A. K-12 Pupil Data

Grade	7th Prev. 2004 / 2005	6th Prev. 2005 / 2006	5th Prev. 2006 / 2007	4th Prev. 2007 / 2008	3rd Prev. 2008 / 2009	2nd Prev. 2009 / 2010	Previous 2010 / 2011	Current 2011 / 2012
K	1835	1740	1721	1656	1750	1875	1861	2004
1	1825	1852	1779	1795	1764	1851	1903	1927
2	1747	1739	1741	1724	1734	1734	1820	1833
3	1795	1701	1654	1726	1740	1684	1723	1785
4	1794	1699	1645	1603	1706	1714	1674	1687
5	1772	1742	1634	1608	1612	1677	1706	1657
6	1832	1718	1667	1594	1621	1613	1713	1707
7	1783	1745	1676	1613	1538	1569	1536	1628
8	1780	1688	1690	1596	1574	1504	1540	1512
9	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0
11	0	0	0	0	0	0	0	0
12	0	0	0	0	0	0	0	0
TOTAL	16163	15624	15207	14915	15039	15221	15476	15740

Part B. Pupils Attending Schools Chartered By Another District

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
0	0	0	0	0	0	0	0

Part C. Continuation High School Pupils - (Districts Only)

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
9	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0
11	0	0	0	0	0	0	0	0
12	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0

Part D. Special Day Class Pupils - (Districts or County Superintendent of Schools)

	Elementary	Secondary	TOTAL
Non-Severe	209	0	209
Severe	172	0	172
TOTAL	381	0	

Part E. Special Day Class Pupils - (County Superintendent of Schools Only)

7th Prev. 2004 / 2005	6th Prev. 2005 / 2006	5th Prev. 2006 / 2007	4th Prev. 2007 / 2008	3rd Prev. 2008 / 2009	2nd Prev. 2009 / 2010	Previous 2010 / 2011	Current 2011 / 2012

Part F. Birth Data - (Fifth-Year Projection Only)

☐ County Birth Data ☐ Birth Data by District ZIP Codes ☐ Estimate ☐ Estimate ☐ Estimate

8th Prev.	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current

Part G. Number of New Dwelling Units (Fifth-Year Projection Only)

Part H. District Student Yield Factor (Fifth-Year Projection Only)

Part I. Projected Enrollment

1. Fifth-Year Projection

Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe			
Severe			
TOTAL			

2. Tenth-Year Projection

Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL
16702	3981	0	20683

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe	277	0	277
Severe	228	0	228
TOTAL	505	0	

I certify, as the District Representative, that the information reported on this form and, where applicable, the High School Attendance Area Residency Reporting Worksheet attached, is true and correct and that:

- *I am designated as an authorized district representative by the governing board of the district.*
- *If the district is requesting an augmentation in the enrollment projection pursuant to Regulation Section 1859.42.1 (a), the local planning commission or approval authority has approved the tentative subdivision map used for augmentation of the enrollment and the district has identified dwelling units in that map to be contracted. All subdivision maps used for augmentation of enrollment are available at the district for review by the Office of Public School Construction (OPSC).*
- *This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction. In the event a conflict should exist, then the language in the OPSC form will prevail.*

Jeff Chancer

NAME OF DISTRICT REPRESENTATIVE (PRINT OR TYPE)

SIGNATURE OF DISTRICT REPRESENTATIVE

DATE	TELEPHONE NUMBER
11-23-11	805-385-1501

E-MAIL ADDRESS

jchancer@oxnardsd.org

Exhibit B

Current SAB Form 50-02

STATE OF CALIFORNIA

EXISTING SCHOOL BUILDING CAPACITY

SAB 50-02 (Rev. 01/01) Excel (Rev. 01/25/2001)

STATE ALLOCATION BOA

OFFICE OF PUBLIC SCHOOL CONSTRUCTI

Page 4 c

SCHOOL DISTRICT: OXNARD ELEMENTARY

FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory): 72538

COUNTY: VENTURA

HIGH SCHOOL ATTENDANCE AREA (if applicable):

PART I - Classroom Inventory ☐ NEW ☐ ADJUSTED

	K-6	7-8	9-12	Non Severe	Severe	Total
Line 1. Leased State Relocatable Classrooms	88			3		91
Line 2. Portable Classrooms leased less than 5 years						
Line 3. Interim Housing Portables leased less than 5 years						
Line 4. Interim Housing Portables leased at least 5 years						
Line 5. Portable Classrooms leased at least 5 years						
Line 6. Portable Classrooms owned by district	47	12		8		67
Line 7. Permanent Classrooms	272	103		10	10	395
Line 8. Total (Lines 1 through 7)	407	115		21	10	553

PART II - Available Classrooms

Option A	K-6	7-8	9-12	Non Severe	Severe	Total
a. Part I, line 4						
b. Part I, line 5						
c. Part I, line 6	47	12		8		67
d. Part I, line 7	272	103		10	10	395
e. Total (a, b, c, & d)	319	115		18	10	462

Option B	K-6	7-8	9-12	Non Severe	Severe	Total
a. Part I, line 8	407	115		21	10	553
b. Part I, lines 1,2,5 and 6 (total only)						158
c. 25 percent of Part I, line 7 (total only)						99
d. Subtract c from b (enter 0 if negative)	51	4		4		59
e. Total (a minus d)	356	111		17	10	494

PART III - Determination of Existing School Building Capacity

	K-6	7-8	9-12	Non Severe	Severe
Line 1. Classroom capacity	7,975	3,105		234	
Line 2. SER adjustment					
Line 3. Operational Grants	2,187				
Line 4. Greater of line 2 or 3	2,187				
Line 5. Total of lines 1 and 4	10,162	3,105		234	90

I certify, as the District Representative, that the information reported on this form is true and correct and that:
I am designated as an authorized district representative by the governing board of the district; and,
This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC).
In the event a conflict should exist, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE: Richard Duarte

DATE: 2/21/01

Exhibit C

Current SAB Form 50-03

ELIGIBILITY DETERMINATION

SAB 50-03 (Rev. 01/01) Excel (Rev. 01/25/2001)

SCHOOL DISTRICT OXNARD ELEMENTARY	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 72538
BUSINESS ADDRESS	HIGH SCHOOL ATTENDANCE AREA (if applicable)
CITY	COUNTY VENTURA

Part I - The following individual(s) have been designated as district representative(s) by school board minutes:

DISTRICT REPRESENTATIVE	TELEPHONE NUMBER	E-MAIL ADDRESS
DISTRICT REPRESENTATIVE	TELEPHONE NUMBER	E-MAIL ADDRESS

Part II - New Construction Eligibility ☐ NEW ☐ ADJUSTED	K-6	7-8	9-12	Non-Severe	Severe
1. Projected Enrollment (Part G, Form SAB 50-01)	14,474	3,887		266	106
2. Existing School Building Capacity (Part III, line 5 of Form SAB 50-02)	10,162	3,105		234	90
3. New Construction Baseline Eligibility (line 1 minus line 2)	4,312	782		32	16

Part III - Modernization Eligibility ☐ NEW ☐ ADJUSTED

1. SCHOOL NAME:

Option A	K-6	7-8	9-12	Non-Severe	Severe
2. Permanent classrooms at least 25 years old					
3. Portable classrooms at least 20 years old					
4. Total (lines 2 and 3)					
5. Multiply line 4 by: 25 for K-6, 27 for 7-8 and 9-12; 13 for non-severe and 9 for severe					
6. CBEDS enrollment at school					
7. Modernization eligibility (lesser of the totals of line 5 or 6)					

Option B

2. Permanent space at least 25 years old (report by classroom or square footage)	
3. Portable space at least 20 years old (report by classroom or square footage)	
4. Total (lines 2 and 3)	
5. Remaining permanent and portable space (report by classroom or square footage)	
6. Total (lines 4 and 5)	
7. Percentage (divide line 4 by line 6)	0%

	K-6	7-8	9-12	Non-Severe	Severe
8. CBEDS enrollment at school site					
9. Modernization eligibility (multiply line 7 by each grade group on line 8)					

I certify, as the District Representative, that the information reported on this form is true and correct and that:
I am designated as an authorized district representative by the governing board of the district; and:
A resolution or other appropriate documentation supporting this application under Chapter 12.5, Part 10, Division 1 commencing with Section 17070.10, et seq., of the Education Code was adopted by the School District's Governing Board on 7/14/99 *; and,*
This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC). In the even a conflict should exist, then the language in the OPSC form will prevail

SIGNATURE OF DISTRICT REPRESENTATIVE	DATE
Richard Duarte	2/21/01

Exhibit D

Eligibility Determination from the SAB

District Main Page

Return to Search Results

District: Oxnard Elementary
District Rep: Dr. Cesar Morales

Modernization Eligibility | New Construction Eligibility | Fund Release

District Code	Attendance Area	Original SAB Approval Date	Recent SAB Approval
72538	0	3/22/2000	1/23/2013

SAB 50-03 New Construction Eligibility Information

New Construction Baseline Eligibility

Grade Level:	K - 6	7 - 8	9 - 12	Non-Severe	Severe
Established Eligibility:	4109	647	0	0	0
SAB Approvals/Adjustments:	840	229	0	43	111
Remaining Eligibility:	4949	876	0	43	111

SAB 50-03 Eligibility Document Status/Dates

Status:	PM Complete
Date Signed:	8/23/1999
Date Received:	8/27/1999
SAB Approval Date:	3/22/2000

Copyright © 2010 State of California

Exhibit E

Summary of School Facility Planning Policies and Estimates of Actual School Facility Costs

Oxnard School District

School Facility Cost Impacts per Residential Square Foot

March 2016

School Facility Costs

School Level	Site Acquisition Cost	Construction Cost	Total Cost
Elementary School	$14,499,996	$21,992,310	$36,492,306
Intermediate School	$34,799,990	$48,420,834	$83,220,824

Costs per Student

School Level	Total Cost	Students Housed	Cost per Student
Elementary School	$36,492,306	750	$48,656
Intermediate School	$83,220,824	1,200	$69,351

School Facility Cost Impacts per Residential Unit

School Level	Cost per Student	Weighted Average SGR	Cost per Unit
Elementary School	$48,656	0.1617	$7,868
Intermediate School	$69,351	0.0752	$5,214
Total School Facility Cost Impact			**$13,082**
Average Square Footage [1]			1,601
School Facility Cost Impact per Square Foot			**$8.17**

[1] See Table 17 of the Analysis.

Oxnard School District
Summary of Estimated Costs
Elementary School
March 2016

A. Site				**$14,539,996**
	Purchase Price of Property		$14,499,996	
	Acres[1]:	12		
	Cost/Acre:	$1,208,333		
	EIR		$20,000	
	Appraisals		$10,000	
	Surveys		$5,000	
	Escrow/Title		$5,000	
	[1] Assumes Net Usable Acres.			
B. Plans				**$1,234,969**
	Architect's Fee		$1,101,563	
	Preliminary Tests		$20,000	
	DSA/SDE Plan Check		$93,406	
	Energy Fee Analysis		$15,000	
	Other		$5,000	
C. Construction				**$18,281,250**
	(Includes Construction, Site Development, General Site Development, and Technology)			
	Square Feet / Student	75		
	Cost / Square Feet	$325		
D. Tests				**$50,000**
E. Inspection				**$144,000**
	($12,000 per month for 12 months)			
F. Furniture and Equipment				**$466,875**
	($5 per Square Foot, includes Cost Index Adjustment of 66%)			
G. Contingency				**$522,756**
	($2,000 + 1.5% of items A-F)			
H. Items Not Funded by the State				**$1,252,460**
	Technology (5% of Construction)		$914,063	
	Library Books (8 books/student @ $15)		$90,000	
	Landscaping ($0.44/sq. ft x 12 acres)		$229,997	
	Landscape Architect Fees (8% of Landscaping)		$18,400	
I. Total Estimated Cost				**$36,492,306**

Summary	
School Facilities Capacity - Traditional Calendar	**750**
School Facilities Cost per Student - Traditional Calendar	**$48,656**

Oxnard School District
Summary of Estimated Costs
Intermediate School
March 2016

A. Site				**$34,854,990**
	Purchase Price of Property		$34,799,990	
	Acres[1]:	28.8		
	Cost/Acre:	$1,208,333		
	EIR		$25,000	
	Appraisals		$12,000	
	Surveys		$8,000	
	Escrow/Title		$10,000	
	[1] Assumes Net Usable Acres.			
B. Plans				**$2,478,000**
	Architect's Fee		$2,197,500	
	Preliminary Tests		$45,000	
	DSA/SDE Plan Check		$203,000	
	Energy Fee Analysis		$25,000	
	Other		$7,500	
C. Construction				**$40,200,000**
	(Includes Construction, Site Development, General Site Development, and Technology)			
	Square Feet / Student	100		
	Cost / Square Feet	$335		
D. Tests				**$180,000**
E. Inspection				**$324,000**
	($12,000 per month for 18 months x 1.5 inspectors)			
F. Furniture and Equipment				**$1,195,200**
	($6 per Square Foot, includes Cost Index Adjustment of 66%)			
G. Contingency				**$1,190,483**
	($2,000 + 1.5% of items A-F)			
H. Items Not Funded by the State				**$2,798,151**
	Technology (5% of Construction)		$2,010,000	
	Library Books (8 books/student @ $20)		$192,000	
	Landscaping ($0.44/sq. ft. x 28.8 acres)		$551,992	
	Landscape Architect Fees (8% of Landscaping)		$44,159	
I. Total Estimated Cost				**$83,220,824**

Summary	
School Facilities Capacity - Traditional Calendar	**1,200**
School Facilities Cost per Student - Traditional Calendar	**$69,351**

Exhibit F

Information on Measure R

This is an archive of a past election.
See http://www.smartvoter.org/ca/vn/ for current information.

League of Women Voters of California Education Fund

Ventura County, CA November 6, 2012 Election

Measure R

Education Funding
Oxnard School District

School Bonds - 55% Approval Required

Pass: 19968 / **66.39%** **Yes** votes ..... 10110 / **33.61%** **No** votes

See Also: Index of all Measures

Results as of Dec 17 1:48pm, 100.0% of Precincts Reporting (56/56)

Information shown below: Impartial Analysis | Tax Rate Statement |

To replace portable classrooms, relieve student overcrowding by building and equipping new classrooms and educational facilities and repairing and equipping existing classrooms and educational facilities throughout the District, shall Oxnard School District be authorized to issue up to Ninety Million Dollars $90,000,000.00 in bonds at the lowest possible legal interest rates so long as spending is annually reviewed by an independent citizens' oversight committee, annual audits are conducted and no money is used for employee salaries?

Impartial Analysis from County Counsel

Under this measure, the Oxnard School District ("District") is submitting a bond measure, described below, to the voters for approval. The measure will become effective only if fifty-five percent (55%) of the voters vote "Yes" on the measure.

The measure would authorize the District to issue up to ninety million dollars ($90,000,000) in bonds, at an interest rate not exceeding the legal limit. Bond proceeds will be used to fund projects included in the Bond Project List, which is attached as Exhibit A-1 to the bond measure. The District's Board of Trustees ("Board") has certified that it has evaluated safety, class size reduction, enrollment growth and information technology needs of the District in developing the Bond Project List.

Approval of the bond measure does not guarantee that any particular project will be funded. Bond proceeds may also be used for other incidental costs associated with equipment acquisitions, including costs of the election and bond

Official Information

Oxnard School District

This election is archived. Any links to sources outside of Smart Voter may no longer be active. No further links will be added to this page.

Links to sources outside of Smart Voter are provided for information only and do not imply endorsement.

Exhibit G

Bonding Capacity Calculation

Oxnard School District
Bonding Capacity Calculation
Fiscal Year 2015/2016

	Description	Value
(1)	Taxable property of the district including all unitary and operating nonunitary property for the 2013/2014 equalized roll [1].	$11,258,539,314
(2)	Enter applicable percentage bond debt limit Section 15102 (School District) 1.25% Section 15108 (Unified School District) 2.50%	1.50%
(3)	Bonding capacity	$168,878,090
(4)	Senate Bill 50 local bonding capacity threshold 15% of District's local bonding capacity	$25,331,713
(5)	Senate Bill 50 local bonding capacity threshold 30% of District's local bonding capacity	$50,663,427

[1] Source: County of Ventura, Auditor-Controller's Office.

Exhibit H

Correspondence with the Cities and Counties

DOLINKA GROUP

January 13, 2016

Ms. Veronica Ledesma
Associate Planner
City of Ventura
501 Poli Street, Room 117
Ventura, CA 93002

Re: Residential Development Projections within Oxnard School District Boundaries

Dear Ms. Ledesma,

Dolinka Group, LLC is in the process of preparing a School Facilities Needs Analysis ("SFNA" or "Analysis") for the Oxnard School District ("School District"). Pursuant to Section 65995.5(c)(3) of the Government Code, one component of the Analysis is an estimate of the number, type, and square footage of expected future residential units ("Future Units") to be constructed in the area of the City of Ventura ("City") served by the School District **over the next five (5) years.**

Projections regarding the Future Units to be constructed within the area of the City served by the School District are shown on the following page. Based on information previously obtained from the City and the School District, Dolinka Group has prepared Future Unit estimates and Future Unit square footage estimates for the School District. Dolinka Group would like to provide the City with the opportunity to review, and if necessary, modify these projections. Please complete the attached page ("Certificate") and return to Dolinka Group by **January 27, 2016**.

Ms. Ledesma, should you have any questions regarding the projections please contact me at 949.250.8300. We sincerely appreciate your assistance in providing this information and look forward to hearing from you soon.

Sincerely,

Ryan Dowling
Associate

S:\Clients\Oxnard SD\Demographics\SFNA\SY1516\Correspondence\20160113_VLedesmaVentura.docx

In its efforts to assist Dolinka Group, LLC in preparing the Analysis in accordance with the guidelines of Section 65995.5(c)(3) of the Government Code for the Oxnard School District, the City of Ventura ("City"):

___The City concurs with the residential development projections as provided below:

Unit Type	Projected Number of Units [1]	Estimated Average Square Footage per Unit
Single Family Detached *(i.e. single family home)*	0	N/A
Single Family Attached (e.*g. condos, townhomes, etc.)*	0	N/A
Multifamily *(i.e. apartments, duplexes, triplexes, etc.)*	0	N/A

[1] Excludes units designated as age restricted (i.e. requiring residents to be at least 55 years of age).

___The residential development projected by the City is listed below:

Unit Type	Projected Number of Units [1]	Estimated Average Square Footage per Unit
Single Family Detached *(i.e. single family home)*		
Single Family Attached (e.*g. condos, townhomes, etc.)*		
Multifamily *(i.e. apartments, duplexes, triplexes, etc.)*		

[1] Excludes units designated as age restricted (i.e. requiring residents to be at least 55 years of age).

Signed, _____, of the City of Ventura on _____.

Printed Name: _____

Title: _____

DOLINKA GROUP

January 13, 2016

Ms. Kari Finley
Planning Division
County of Ventura
800 South Victoria Avenue, L-1740
Ventura, CA 93009

Re: Residential Development Projections within Oxnard School District Boundaries

Dear Ms. Finley,

Dolinka Group, LLC is in the process of preparing a School Facilities Needs Analysis ("SFNA" or "Analysis") for the Oxnard School District ("School District"). Pursuant to Section 65995.5(c)(3) of the Government Code, one component of the Analysis is an estimate of the number, type, and square footage of expected future residential units ("Future Units") to be constructed in the area of the County of Ventura ("County") served by the School District **over the next five (5) years.**

Projections regarding the Future Units to be constructed within the area of the County served by the School District are shown on the following page. Based on information previously obtained from the County and the School District, Dolinka Group has prepared Future Unit estimates and Future Unit square footage estimates for the School District. Dolinka Group would like to provide the County with the opportunity to review, and if necessary, modify these projections. Please complete the attached page ("Certificate") and return to Dolinka Group by **January 27, 2016**.

Ms. Finley, should you have any questions regarding the projections please contact me at 949.250.8300. We sincerely appreciate your assistance in providing this information and look forward to hearing from you soon.

Sincerely,

Ryan Dowling
Associate

S:\Clients\Oxnard SD\Demographics\SFNA\SY1516\Correspondence\20160113_KFinleyCounty.docx

In its efforts to assist Dolinka Group, LLC in preparing the Analysis in accordance with the guidelines of Section 65995.5(c)(3) of the Government Code for the Oxnard School District, the County of Ventura ("County"):

___The County concurs with the residential development projections as provided below:

Unit Type	Projected Number of Units [1]	Estimated Average Square Footage per Unit
Single Family Detached *(i.e. single family home)*	0	N/A
Single Family Attached (e.*g. condos, townhomes, etc.)*	0	N/A
Multifamily *(i.e. apartments, duplexes, triplexes, etc.)*	0	N/A

[1] Excludes units designated as age restricted (i.e. requiring residents to be at least 55 years of age).

___The residential development projected by the County is listed below:

Unit Type	Projected Number of Units [1]	Estimated Average Square Footage per Unit
Single Family Detached *(i.e. single family home)*		
Single Family Attached (e.*g. condos, townhomes, etc.)*		
Multifamily *(i.e. apartments, duplexes, triplexes, etc.)*		

[1] Excludes units designated as age restricted (i.e. requiring residents to be at least 55 years of age).

Signed, _____, of the County of Ventura on _____.

Printed Name: _____

Title: _____

DOLINKA GROUP

January 13, 2016

Mr. Greg Brown
Community Development Director
City of Port Hueneme
250 North Ventura Road
Port Hueneme, CA 93041

Re: Residential Development Projections within Oxnard School District Boundaries

Dear Mr. Brown,

Dolinka Group, LLC is in the process of preparing a School Facilities Needs Analysis ("SFNA" or "Analysis") for the Oxnard School District ("School District"). Pursuant to Section 65995.5(c)(3) of the Government Code, one component of the Analysis is an estimate of the number, type, and square footage of expected future residential units ("Future Units") to be constructed in the area of the City of Port Hueneme ("City") served by the School District **over the next five (5) years.**

Projections regarding the Future Units to be constructed within the area of the City served by the School District are shown on the following page. Based on information previously obtained from the City and the School District, Dolinka Group has prepared Future Unit estimates and Future Unit square footage estimates for the School District. Dolinka Group would like to provide the City with the opportunity to review, and if necessary, modify these projections. Please complete the attached page ("Certificate") and return to Dolinka Group by **January 27, 2016**.

Mr. Brown, should you have any questions regarding the projections please contact me at 949.250.8300. We sincerely appreciate your assistance in providing this information and look forward to hearing from you soon.

Sincerely,

Ryan Dowling
Associate

S:\Clients\Oxnard SD\Demographics\SFNA\SY1516\Correspondence\20160113_GBrownPortHueneme.docx

In its efforts to assist Dolinka Group, LLC in preparing the Analysis in accordance with the guidelines of Section 65995.5(c)(3) of the Government Code for the Oxnard School District, the City of Port Hueneme ("City"):

___The City concurs with the residential development projections as provided below:

Unit Type	Projected Number of Units [1]	Estimated Average Square Footage per Unit
Single Family Detached *(i.e. single family home)*	0	N/A
Single Family Attached (e.*g. condos, townhomes, etc.)*	0	N/A
Multifamily *(i.e. apartments, duplexes, triplexes, etc.)*	0	N/A

[1] Excludes units designated as age restricted (i.e. requiring residents to be at least 55 years of age).

___The residential development projected by the City is listed below:

Unit Type	Projected Number of Units [1]	Estimated Average Square Footage per Unit
Single Family Detached *(i.e. single family home)*		
Single Family Attached (e.*g. condos, townhomes, etc.)*		
Multifamily *(i.e. apartments, duplexes, triplexes, etc.)*		

[1] Excludes units designated as age restricted (i.e. requiring residents to be at least 55 years of age).

Signed, _____, of the City of Port Hueneme on _____.

Printed Name: _____

Title: _____

DOLINKA GROUP

January 13, 2016

Mr. Chris Williamson
Principal Planner, Planning Division
City of Oxnard
214 South C Street
Oxnard, CA 93030

Re: Residential Development Projections within Oxnard School District Boundaries

Dear Mr. Williamson,

Dolinka Group, LLC is in the process of preparing a School Facilities Needs Analysis ("SFNA" or "Analysis") for the Oxnard School District ("School District"). Pursuant to Section 65995.5(c)(3) of the Government Code, one component of the Analysis is an estimate of the number, type, and square footage of expected future residential units ("Future Units") to be constructed in the area of the City of Oxnard ("City") served by the School District **over the next five (5) years.**

Projections regarding the Future Units to be constructed within the area of the City served by the School District are shown on the following page. Based on information previously obtained from the City and the School District, Dolinka Group has prepared Future Unit estimates and Future Unit square footage estimates for the School District. Dolinka Group would like to provide the City with the opportunity to review, and if necessary, modify these projections. Please complete the attached page ("Certificate") and return to Dolinka Group by **January 27, 2016**.

Mr. Williamson, should you have any questions regarding the projections please contact me at 949.250.8300. We sincerely appreciate your assistance in providing this information and look forward to hearing from you soon.

Sincerely,

Ryan Dowling
Associate

S:\Clients\Oxnard SD\Demographics\SFNA\SY1516\Correspondence\20160113_CWilliamsonOxnard.docx

In its efforts to assist Dolinka Group, LLC in preparing the Analysis in accordance with the guidelines of Section 65995.5(c)(3) of the Government Code for the Oxnard School District, the City of Oxnard ("City"):

___The City concurs with the residential development projections as provided below:

Unit Type	Projected Number of Units [1]	Estimated Average Square Footage per Unit
Single Family Detached *(i.e. single family home)*	355	2,750
Single Family Attached *(i.e. condos, townhomes, etc.)*	452	1,500
Multifamily *(i.e. apartments, duplexes, triplexes, etc.)*	603	1,000

[1] Excludes units designated as age restricted (i.e. requiring residents to be at least 55 years of age).

___The residential development projected by the City is listed below:

Unit Type	Projected Number of Units [1]	Estimated Average Square Footage per Unit
Single Family Detached *(i.e. single family home)*		
Single Family Attached *(i.e. condos, townhomes, etc.)*		
Multifamily *(i.e. apartments, duplexes, triplexes, etc.)*		

[1] Excludes units designated as age restricted (i.e. requiring residents to be at least 55 years of age).

Signed, _____, of the City of Oxnard on _____.

Printed Name: _____

Title: _____

Exhibit I

Reconstruction

Reconstruction is the act of replacing existing structures with new construction, which may have an alternative land use (i.e. commercial/industrial versus residential) or may consist of different residential unit types (e.g., single family detached versus multifamily, etc.).

A. Residential Reconstruction

Residential Reconstruction consists of voluntarily demolishing existing residential units and replacing them with new residential development. To the extent Reconstruction increases the residential square footage beyond what was demolished ("New Square Footage"), the increase in square footage is subject to the applicable Alternative No. 2 Fee or Alternative No. 3 Fee as such construction is considered new residential development. As for the amount of square footage constructed that replaces only the previously constructed square footage ("Replacement Square Footage"), the determination of the applicable fee, if any, is subject to a showing that the Replacement Square Footage results in an increase in student enrollment and, therefore, an additional impact being placed on the School District to provide school facilities for new student enrollment.

As of the date of this Analysis, the large-scale Reconstruction of residential development within the School District has not occurred to the point where statistically significant data can be utilized to determine if Replacement Square Footage increases student enrollment. Therefore, prior to the imposition of fees on Replacement Square Footage, the School District may undertake an analysis on any future proposed project(s) and may amend/update this Analysis. Such analysis will examine the extent to which an increase in enrollment can be expected from Replacement Square Footage due to any differential in student generation rates as identified in the Analysis for the applicable unit types between existing square footage and Replacement Square Footage. To the extent it can be demonstrated that Replacement Square Footage will increase student enrollment, the School District may then impose a fee on the Replacement Square Footage. This fee amount on Replacement Square Footage shall be calculated by determining the cost impacts associated with any growth in student enrollment from the Replacement Square Footage. Any such fee that is calculated for the Replacement Square Footage shall not exceed the Alternative No. 2 Fee or Alternative No. 3 Fee that is in effect at such time.

B. Reconstruction of Commercial/Industrial Construction into Residential Construction

The voluntary demolition of existing commercial/industrial buildings and replacement of them with new residential development is a different category of Reconstruction. Dolinka Group is aware that such types of Reconstruction may occur within the School District over the next five (5) years, however, Dolinka Group was unable to find information (i) about the amount planned within the School District over the next five (5) years or (ii) historical levels, which might indicate the amount to be expected in the future. Due to the lack of information, the School District has decided to evaluate the impacts of Commercial/Industrial Reconstruction projects on a case-by-case basis and will make a determination of whether a fee credit is justified based on the nature of the project.

The fee credit determination will be based upon a comparison of the impacts of the planned residential project and the existing land use category (i.e. retail and services, office, research and development, industrial/warehouse/manufacturing, hospital, or hotel/motel). The actual impacts of the planned residential project (taken from Exhibit E) will be reduced by the impact of the existing commercial/industrial category (derived from calculations contained in the current Commercial/Industrial Development School Fee Justification Study adopted by the School District). Any reduction to the Alternative No. 2 Fee would only occur if the reduced amount falls below the Alternative No. 2 Fee. In such a case, the School District would levy the reduced amount per square foot of new residential construction for the subject Reconstruction project.

Exhibit J

Updated School Facilities Capacity Calculation

Oxnard School District

School Facilities Capacity Calculation

Application	Item	Elementary School	Intermediate School
N/A	SAB Form 50-02	10,162	3,105
N/A	Non-Severe/Severe Capacity	221	63
N/A	Relocatables Added	0	54
50/72538-00-001	Ramona Elementary	625	0
50/72538-00-004	Thurgood Marshall Elementary	625	0
50/72538-00-005	Cesar Chavez Elementary	825	0
50/72538-00-006	Curren Elementary	300	0
50/72538-00-007	Kamala Elementary	550	0
50/72538-00-008	Juan Lagunas Soria Elementary	150	0
50/72538-00-008	Driffill Elementary	350	0
Total Capacity	**N/A**	**13,808**	**3,222**

Exhibit K

Matriculation and Allocation of Surplus Seats

Oxnard School District
Matriculation of Surplus Seats

Actual and Projected School Students from Existing Units

Grade Level	School Year 2015/2016	School Year 2016/2017	School Year 2017/2018	School Year 2018/2019	School Year 2019/2020	School Year 2020/2021
Kindergarten	2,169	2,169	2,169	2,169	2,169	2,169
Grade 1	1,853	2,169	2,169	2,169	2,169	2,169
Grade 2	1,899	1,853	2,169	2,169	2,169	2,169
Grade 3	1,902	1,899	1,853	2,169	2,169	2,169
Grade 4	1,985	1,902	1,899	1,853	2,169	2,169
Grade 5	1,930	1,985	1,902	1,899	1,853	2,169
Grade 6	1,787	1,930	1,985	1,902	1,899	1,853
Grade 7	1,720	1,787	1,930	1,985	1,902	1,899
Grade 8	1,663	1,720	1,787	1,930	1,985	1,902
Elementary School Students	**13,525**	**13,907**	**14,146**	**14,330**	**14,597**	**14,867**
Intermediate School Students	**3,383**	**3,507**	**3,717**	**3,915**	**3,887**	**3,801**

Oxnard School District
Allocation of Surplus Seats

Actual and Projected Surplus School Seats from Existing Units

Item	School Year 2015/2016	School Year 2020/2021
Actual/Projected Elementary School Students from Existing Units	13,525	14,867
Existing Elementary School Facilities Capacity	13,808	13,808
Excess Elementary School Seats	**283**	**(1,059)**
Actual/Projected Intermediate School Students from Existing Units	3,383	3,801
Existing Intermediate School Facilities Capacity	3,222	3,222
Excess Intermediate School Seats	**(161)**	**(579)**

Exhibit

Identification and Consideration of Local Funding Sources per Section 65995.5(c)(2) and Section 65995.6(b)(3)

Section 65995.6(b)(3) requires the School District to identify and consider any local sources other than fees, charges, dedications, or other requirements that can be used to offset the cost impacts of Future Units. Additionally, Section 65995.5(c)(2) requires the School District to subtract the amount of Local Funds, which includes commercial/industrial school fees, that the governing board has dedicated to facilities necessitated by Future Units. What follows is a summary of potential local sources, including Local Funds that were evaluated for reducing such impact.

1. Lease Financings

Lease financings are a means of financing facilities through a pledge of lease payments, as opposed to a new revenue source, i.e., Certificates of Participation ("COPs"), Lease Revenue Bonds ("LRBs"), etc. All lease payments associated with lease financings must be paid by the issuing school district through its existing sources of revenue. The lease payments are secured by the issuing school district's general fund.

The School District has not issued any recent lease financings to offset the impact of Future.

2. General Obligation Bonds

General Obligation ("GO") bonds are secured by the full faith, credit and taxing power of the issuing school district. A GO bond constitutes debts of the issuer and generally requires 2/3 approval by election prior to issuance; however, a Proposition 39 GO bond is approved by 55 percent of the votes. In return for a lower voter approval threshold under Proposition 39, the issuing school district (i) must identify a specific list of school facility projects, (ii) has limitations on the rate of maximum tax levy, and (iii) upon approval, the expenditures are monitored and audited by a citizens' oversight committee annually. Voter approval grants the school district the right to levy additional *ad valorem* taxes on all taxable property within its jurisdiction in order to pay debt service on the GO bonds.

On November 6, 2012, the voters of the School District approved Measure R, which authorized the issuance of $90,000,000 in GO bonds. Proceeds from these GO bonds have been dedicated to the removal of relocatable classrooms and the modernization of exisiting facilities within the School District. Therefore, at this time, no proceeds from GO bonds are available to offset the impact of Future Units.

3. Redevelopment Pass-Throughs

California redevelopment law allows school districts to share in tax increment income via pass-through agreements with local redevelopment agencies. The passage of AB X1 26 eliminated redevelopment agencies as of February 1, 2012, and replaced them with successor agencies. Though redevelopment agencies have been eliminated, local educational agency’s pass-through entitlements remain.

The School District currently has pass-through agreements with the City of Oxnard. Over the last five (5) years, the School District has collected approximately $1,352,346 in redevelopment revenue from these pass through agreements. A similar amount of redevelopment revenue can be expected to be received over the next five (5) years. At this time, $1,352,346 is considered to be available as potential funding for school facilities to house students generated from Future Units.

4. Community Facilities Districts

The Mello-Roos Community Facilities Act provides an alternative method for public agencies to fund facilities with useful lives of five (5) years or more. The Community Facilities District ("CFD") is a financing entity through which a local government is authorized to levy special taxes to pay debt service on issued bonds or to pay for the direct construction of facilities. A two-thirds vote of the qualified voters is required to form the CFD.

The School District has not formed any CFDs to date.

5. School Fees

Sections 17620 *et seq.* of the Education Code gives school districts the authority to collect statutory school fees ("School Fees") from commercial and industrial development if a justification study is prepared and certain nexus findings are made. Section 65995.5(c)(2) requires the School District to identify and consider Local Funds, which includes commercial/industrial School Fees, and to subtract such funds from the total impact created by Future Units, if such Local Funds are available.

The School District currently collects such fees in the amount of $0.356 per square foot. In the previous five (5) years, the School District collected approximately $1,313,070 in School Fees from commercial/industrial development. A similar amount of commercial/industrial School Fees can be expected to be received over the following five (5) years. This potential funding will be discussed further below.

6. Identification of Existing Surplus Local Funds

As stated in Section III.B, the School District currently has 122 unhoused students from existing residential units. Based on per-student costs calculated in Exhibit E, these existing unhoused students have a cost impact to the School District of $11,165,511.

Over the next five (5) years, the School District will also need to construct school facilities to house students to be generated from Future Units. Using per-student costs calculated in Exhibit E, providing adequate school facilities to the 334 Projected Unhoused Students identified in Section III.C will have a cost of $18,444,774. Table L-1 shows a summary of the school facilities needs of the School District.

Table L-1
Identification of School Facilities Needs (2016$)

Item	Amount
Current Unhoused Student Impact	$11,165,511
Future Unhoused Student Impact	$18,444,774
Total	**$29,610,285**

As stated above, the School District has identified the following local funds: (i) a potential for $1,352,346 in funding from redevelopment pass-through agreements and (ii) potential commercial/industrial school fees in the amount of $1,313,070. In addition, the School District also plans to pursue State funding for the construction of school facilities to adequately house students generated from existing residential development and Future Units. Based on the current per-pupil grant amounts established by the State and the School District's site costs, the 122 existing unhoused students would generate $4,847,287 in State funding and the 334 Projected Unhoused Students would generate $8,214,646 in State funding (although State funding is not currently available, this Analysis assumes that State Funding will be available in the future in the amount identified). Additionally, based on Table 14 of the Analysis, the School District can expect to receive $8,214,646 from Alternative No. 2 Fees on new residential development. Table L-2 summarizes potential funding sources to fund the school facilities needs identified in Table L-1.

Table L-2
Identification of Local Funds (2016$)

Item	Amount
Projected Redevelopment Revenues	$1,352,346
Projected Commercial/Industrial School Fees	$1,313,070
State Funding for Current Unhoused Students	$4,847,287
State Funding for Projected Unhoused Students	$8,214,646
Projected Alternative No. 2 Fees	$8,214,646
Total	**$23,941,995**

As shown in Table L-3, when considering the current and future school needs of the School District, there is currently a $5,668,290 funding shortfall. Therefore, the School District does not have surplus funds available to offset the cost impact of Future Units.

Table L-3
Identification of Funding Shortfall (2016$)

Item	Amount
School Facilities Needs	$29,610,285
Local Funding Sources	($23,941,995)
Remaining Funding Shortfall	**$5,668,290**

Exhibit M

Calculation of Additional Grants for General Site Development

Oxnard School District

General Site Development Grant per Student Calculation

1. Calculation of Additional Grant Amount as a percentage of Base Per-Pupil Grant at Each School Level

School Level	Base Per-Pupil Grant [1]	Percent	Additional Grant
Elementary School	$10,824	6.00%	$649
Intermediate School	$11,476	6.00%	$689

[1] Includes Automatic Fire Detection/Sprinkler Grant.

2a. Calculation of Total Grant Amount for a New School Facility at Each School Level

School Level	Grant per New Usable Acre	Site Size	Grant per School Facility
Elementary School	$17,308	10.6	$183,465
Intermediate School	$17,308	28.8	$498,470

2b. Calculation of Grant Amount per Student at Each School Level

School Level	Grant per School Facility	Facility Capacity	Grant per Student
Elementary School	$183,465	750	$245
Intermediate School	$498,470	1,200	$415

3. Determination of Total Grant per Student for General Site Development at Each School Level

School Level	Additional Grant as a percentage of Base Per-Pupil Grant	Grant per Student	Total Grant for General Site Development
Elementary School	$649	$245	$894
Intermediate School	$689	$415	$1,104